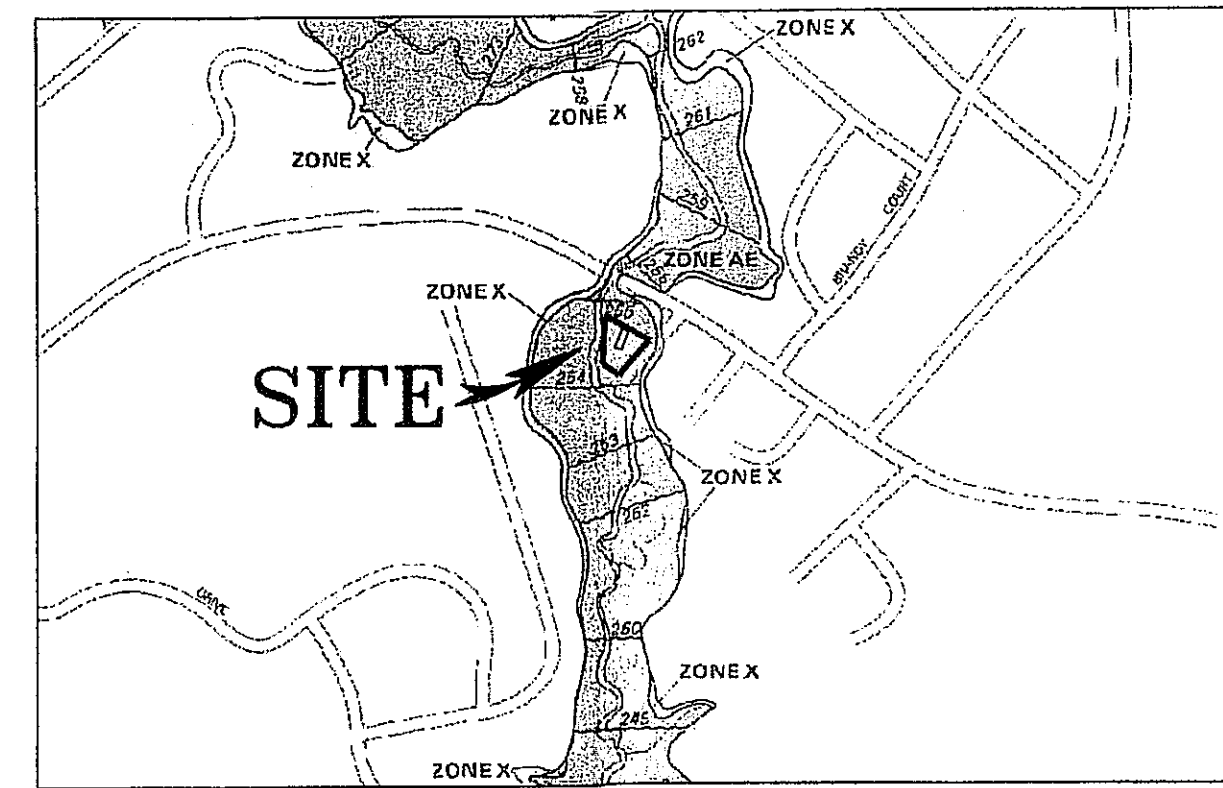
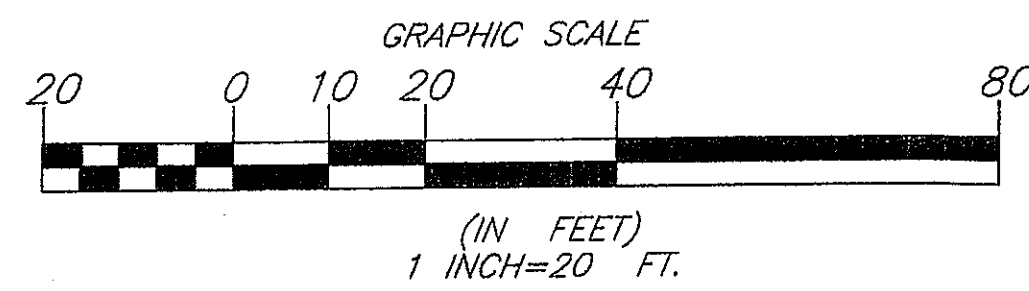
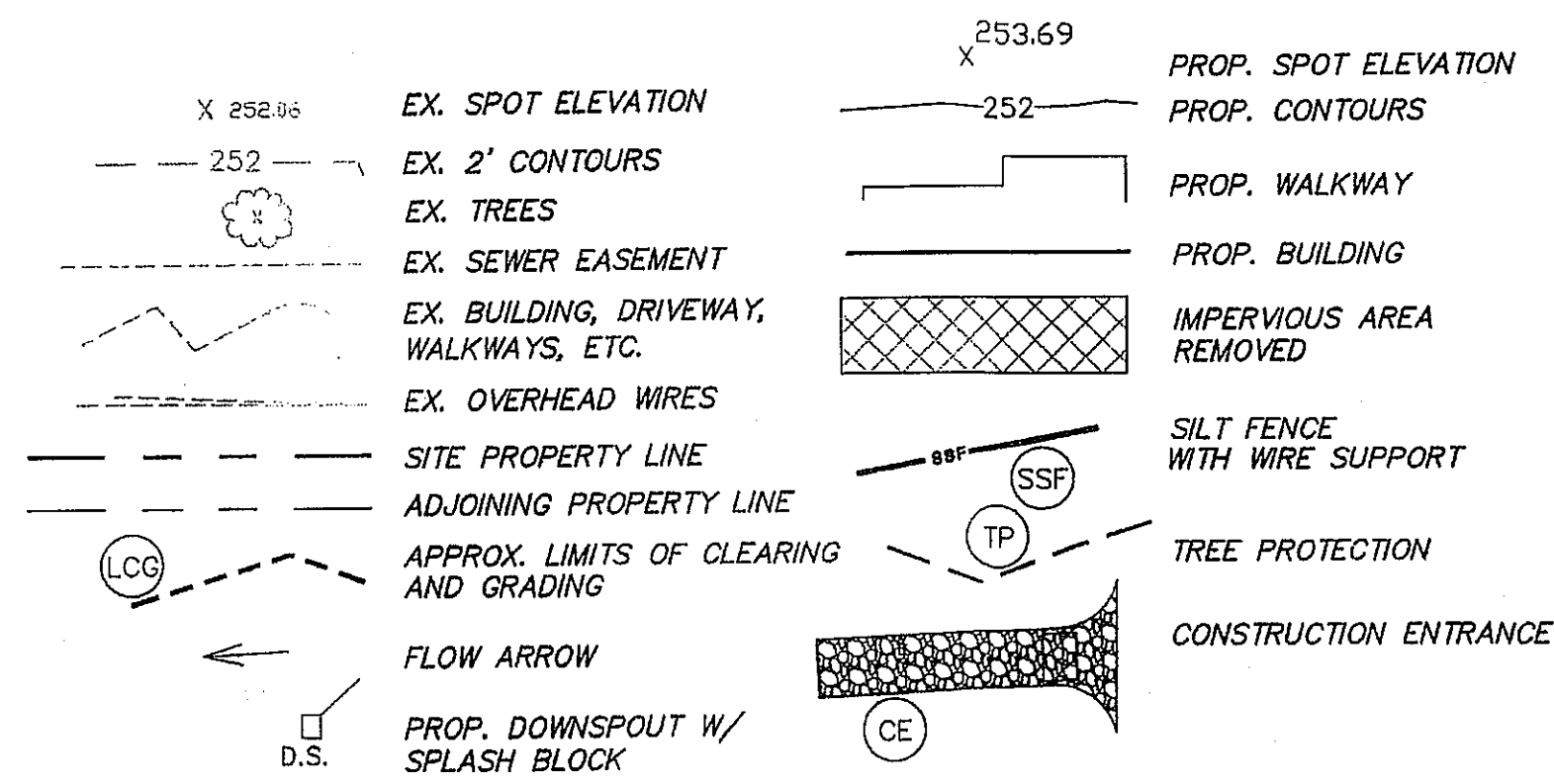


# LEGEND



## FEMA FLOOD INSURANCE RATE MAP

FLOOD PLAIN ELEVATION = 254.65  
(ROUND UP TO 255.0')  
LOWEST FFE (EX. HOUSE TO BE REMOVED) = 254.95

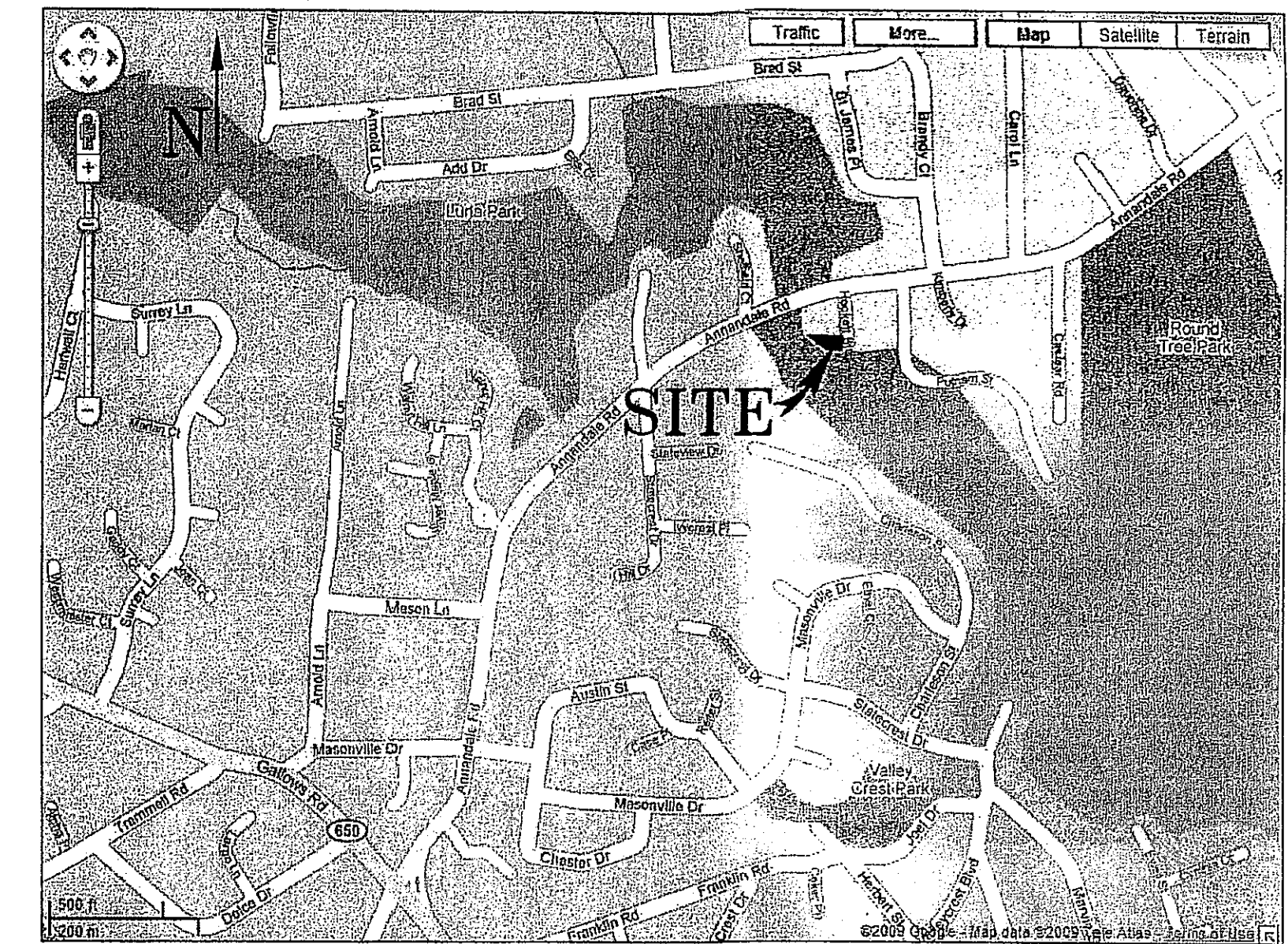
LOWEST FLOOR ELEVATION (GARAGE) OF PROP. HOUSE IS 256.65.  
256.65 - 255.00 = 1.65' > 1.50' ABOVE FLOOD PLAIN ELEVATION

FLOOD INSURANCE CERTIFICATION:  
THE APPLICANT HEREBY ACKNOWLEDGES AWARENESS THAT FLOOD INSURANCE MAY BE REQUIRED BY THE APPLICANT'S LENDING INSTITUTION AND THAT FLOOD INSURANCE RATES MAY INCREASE BECAUSE OF INCREASES IN RISKS TO LIFE AND PROPERTY.

SIGNATURE: *[Signature]* DATE: 10/20/2010

WHILE THE EXISTING HOUSE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, THE FINISHED FLOOR ELEVATION WILL BE ABOVE THE 100-YR WATER SURFACE ELEVATION AS SHOWN ON THE F.I.R.M. MAP.

FOR DEMOLITION AND GRADING PLANS, SEE SHEETS 3 AND 4. THIS SPECIAL EXCEPTION PLAT PROPOSES RAISING THE EXISTING HOUSE AND GARAGE AND THE REMOVAL OF UNAPPROVED DRIVEWAYS, PATIOS, AND WALKWAYS. THE GARAGE WILL BE RAISED TO A HIGHER ELEVATION AS WELL AND THE DRIVEWAY WILL BE RECONSTRUCTED ACCORDINGLY. NO PORTION OF THE HOUSE IS OR WILL BE CLOSER THAN 50' TO THE TOP OF BANK OF ANY STREAM. A NEW PORCH WILL BE CONSTRUCTED IN THE FRONT OF THE HOUSE.



## VICINITY MAP (N.T.S.)

## NOTES:

ZONE: R-4

SETBACKS:  
FRONT: 30'  
SIDE: 10'  
REAR: 25'  
MAX. BUILDING HEIGHT: 35'

THIS LOT IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER SERVICE.

ESTIMATED FILL (DUE TO GRADING AROUND HOUSE AND RECONSTRUCTION OF DRIVEWAY):  
= 101 CY  
ESTIMATED CUT (DUE TO REMOVAL OF CULVERT AND UNAPPROVED CONCRETE DRIVEWAY):  
= 2 CY  
NET FILL = 101 CY - 2 CY = 99 CY.  
THE FILL AREA IS 2195 SF.

THIS IS MINOR FILL AS FILL, AS IT IS LESS THAN 278 CY OR OVER AN AREA OF LESS THAN 5000 SF ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 2-903.

## ADEQUATE DRAINAGE STATEMENT:

NEITHER THE REGRADING NOR THE RAISING OF THE EXISTING HOUSE WILL INTERFERE WITH OR CHANGE THE EXISTING DRAINAGE PATTERNS IN ANY WAY. MINOR FILL WILL OCCUR ALONG THE EDGES OF THE HOUSE AND WITHIN THE DRIVEWAY IN ORDER TO PREVENT FLOODING WITHIN THE HOUSE. THE OBSTRUCTION CREATED BY THE REGRADING ALONG THE HOUSE WILL BE NEGLIGIBLE IN COMPARISON TO THE PRESENCE OF THE EXISTING HOUSE ON THE SITE. THE FILL WITHIN THE SITE FOR THE CONSTRUCTION (99 CY) WILL RAISE THE WATER SURFACE ELEVATION BY LESS THAN 0.10' AS CALCULATED ON SHEET 6 OF THIS PACKAGE. ALL OUTFALL ANALYSIS AND DRAINAGE COMPUTATIONS MAY BE FOUND ON SHEET 6.

ALL SLOPES WILL BE GRADED AWAY FROM THE HOUSE AS SEEN ON THE PROPOSED GRADING PLAN. ALL FLOW FROM THE HOUSE AND DRIVEWAY WILL BE SHEET FLOW WITH NO CONCENTRATION OF FLOW INTO THE FLOODPLAIN AREA DUE TO SPLASH BLOCK TO BE INSTALLED AT THE BOTTOM OF ALL DOWNSPOUTS. ALL RUNOFF FROM THE SITE FLOWS EVENTUALLY IN A SOUTHEAST DIRECTION ALONG THE HOLMES RUN FLOODPLAIN.

Application No. SE-2009-MA-026 Staff W.O.D.  
APPROVED SE SP PLAN  
SEE DEV COMD DATED 6/14/2011  
Date of (BOS) (BZA) approval 6/21/2011  
Sheet 1 of 11

RECEIVED  
Department of Planning & Zoning  
MAP 2 & 3  
Zoning Evaluation Division

3404 HOCKETT STREET  
LOT 58A, MASON RD

SPECIAL  
EXCEPTION  
PLAT

COMMONWEALTH OF VIRGINIA  
HAMID MOGHAYEMI-TEHRANI  
Lic. No. 23137  
3/27/2011  
PROFESSIONAL ENGINEER

DESIGNED BY:  
SDE, INC.

DRAWN BY: B.H.

CHECKED BY:  
HAMID T., PE

SCALE: 1"=20'

DATE: 03/23/2011

PROJECT/FILE #

SHEET NUMBER

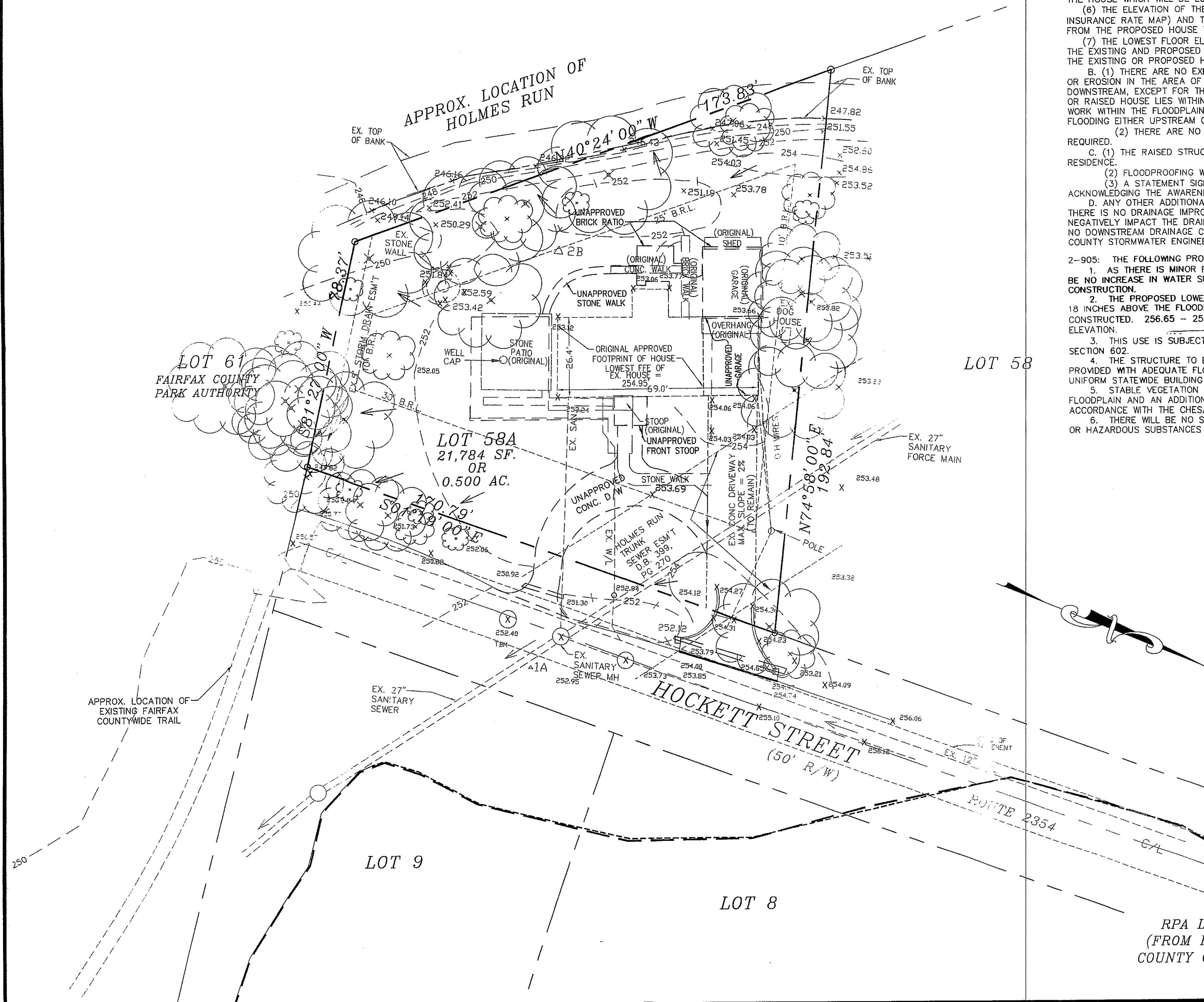
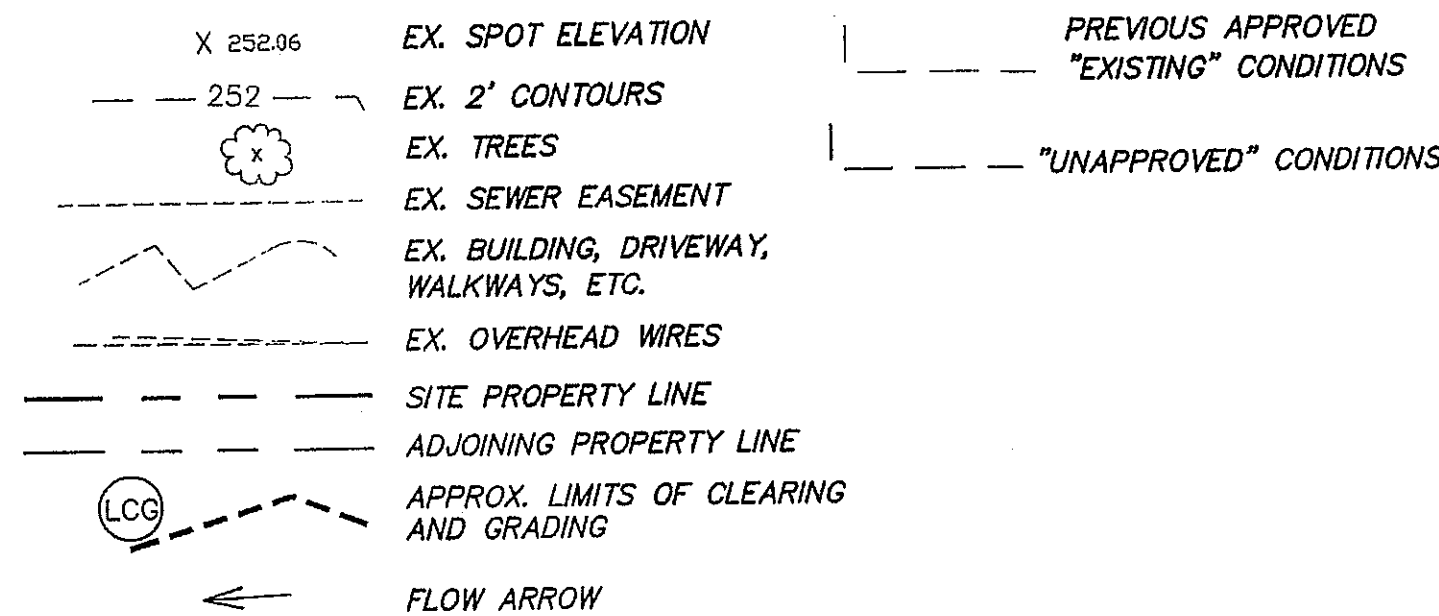
1 OF 7

ENGINEERS - PLANNERS - ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY



# LEGEND



## STANDARDS OF SPECIAL EXCEPTION USES AND USE LIMITATIONS FOR CONSTRUCTION WITHIN A FLOODPLAIN

2-904-1 AS THE RESIDENTIAL USAGE PROPOSED AS PART OF THIS PACKAGE IS NOT ONE OF THE "PERMITTED USES" WITHIN A FLOODPLAIN PERMITTED BY RIGHT WITH THE PERMISSION OF THE DIRECTOR, THIS SPECIAL EXCEPTION MUST THEREFORE BE PERMITTED BY APPROVAL OF A SPECIAL EXCEPTION BY THE BOARD.

2-904-2 A. THE FOLLOWING ITEMS ARE SHOWN AND ADDRESSED ON THE SPECIAL EXCEPTION PLAT AS REQUIRED:

- (1) THE DELINEATION OF THE FLOODPLAIN IS SHOWN ON THE SPECIAL EXCEPTION PLAT AND THE SOURCE OF THE INFORMATION IS THE FAIRFAX COUNTY GIS MAPS.
- (2) EXISTING AND PROPOSED TOPOGRAPHY IS SHOWN WITH A TWO FOOT CONTOUR LINES.
- (3) THE NORMAL INGRESS/EGRESS IS SHOWN WHICH IS THE SAME AS THE EMERGENCY INGRESS/EGRESS. THIS ACCESS IS BY MEANS OF THE DRIVEWAY AND HOCKETT STREET.
- (4) THE NATURE AND EXTENT OF THE PROPOSED FILL IS SHOWN ON THE PLAN ALONG WITH ESTIMATES OF CUBIC YARDS OF FILL. THERE IS NO PROPOSED CUT SAVE FOR A SMALL AREA WHERE A CONCRETE DRIVEWAY AND CULVERT WILL BE REMOVED (CUT < 2 CUBIC YARDS).
- (5) THE LOCATION AND DIMENSIONS OF ALL STRUCTURES ARE SHOWN FOR THE HOUSE WHICH WILL BE LOCATED ENTIRELY WITHIN THE FLOODPLAIN.
- (6) THE ELEVATION OF THE FLOODPLAIN IS SHOWN (SOURCE: FEMA FLOOD INSURANCE RATE MAP) AND THE DIMENSION IS SHOWN FOR THE DISTANCE FROM THE PROPOSED HOUSE TO THE EDGE OF THE FLOODPLAIN LIMITS.
- (7) THE LOWEST FLOOR ELEVATIONS ARE SHOWN (THE FIRST FLOOR) FOR THE EXISTING OR PROPOSED HOUSES. THERE ARE NO BASEMENTS IN EITHER THE EXISTING OR PROPOSED HOUSES.

B. (1) THERE ARE NO EXISTING OR ANTICIPATED PROBLEMS OF FLOODING OR EROSION IN THE AREA OF THE APPLICATION EITHER UPSTREAM OR DOWNSTREAM, EXCEPT FOR THE FACT THAT THE FOOTPRINT OF THE PROPOSED OR RAISED HOUSE LIES WITHIN THE 100-YR FLOODPLAIN. THE EXTENT OF WORK WITHIN THE FLOODPLAIN LIMITS WILL NOT INCREASE THE RISK OF FLOODING EITHER UPSTREAM OR DOWNSTREAM.

(2) THERE ARE NO ADDITIONAL FEDERAL OR STATE PERMITS REQUIRED.

C. (1) THE RAISED STRUCTURE WILL BE USED AS A SINGLE-FAMILY RESIDENCE.

(2) FLOODPROOFING WILL BE PROVIDED.

(3) A STATEMENT SIGNED BY THE APPLICANT IS SHOWN

ACKNOWLEDGING THE AWARENESS OF FLOOD INSURANCE REQUIREMENT.

D. ANY OTHER ADDITIONAL INFORMATION DEEMED NECESSARY IS SHOWN.

THERE IS NO DRAINAGE IMPROVEMENT REQUIRED AS THIS PROPOSAL WILL NOT NEGATIVELY IMPACT THE DRAINAGE OR FLOODING CONDITIONS AND THERE ARE NO DOWNSTREAM DRAINAGE COMPLAINS ON FILE ACCORDING TO THE FAIRFAX COUNTY STORMWATER ENGINEER.

2-905: THE FOLLOWING PROVISIONS ARE/WILL BE APPLIED:

1. AS THERE IS MINOR FILL WITHIN THE FLOODPLAIN (99 CY) THERE WILL BE NO INCREASE IN WATER SURFACE ELEVATION AS PART OF THIS CONSTRUCTION.

2. THE PROPOSED LOWEST FINISHED FLOOR ELEVATION IS GREATER THAN 18 INCHES ABOVE THE FLOODPLAIN ELEVATION WHERE THE HOUSE IS CONSTRUCTED.  $256.65 - 255.00 = 1.65' > 1.50'$  ABOVE FLOOD PLAIN ELEVATION.

3. THIS USE IS SUBJECT TO THE PROVISION OF PARAGRAPH 1 OF SECTION 602.

4. THE STRUCTURE TO BE ADDED WITHIN THE FLOODPLAIN WILL BE PROVIDED WITH ADEQUATE FLOODPROOFING AS REQUIRED UNDER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

5. STABLE VEGETATION WILL BE PROTECTED AND MAINTAINED WITHIN THE FLOODPLAIN AND AN ADDITIONAL RPA PLANTING BUFFER WILL BE PROVIDED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

6. THERE WILL BE NO STORAGE OF HERBICIDES, PESTICIDES, OR TOXIC OR HAZARDOUS SUBSTANCES WITHIN THIS PROPERTY.

7. A. THERE ARE NO OTHER FEASIBLE OPTIONS AVAILABLE TO ACHIEVE THE PROPOSED USE AS THE ENTIRE PROPERTY IS LOCATED WITHIN THE MAJOR FLOODPLAIN. THE LOT WAS CREATED PRIOR TO THE ENACTMENT OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THE BUILDING FOOTPRINT WILL BE NO GREATER THAN THE PREVIOUS FOOTPRINT OF THE HOUSE CONSTRUCTED IN 1957.

B. THIS PROPOSAL IS THE LEAST DISRUPTIVE TO THE FLOODPLAIN AS THERE IS MINIMAL FILL TO BE ADDED IN ORDER THAT THE FINISHED FLOOR AND GARAGE ELEVATIONS BE ABOVE THE FLOODPLAIN ELEVATION AND SO THAT THE DRIVEWAY MAY SERVE AS ACCESS TO THE PROPOSED GARAGE.

C. THE PROPOSAL MEETS THE ENVIRONMENTAL GOALS AND OBJECTIVES OF THE ADOPTED COMPREHENSIVE PLAN FOR THE SUBJECT PROPERTY.

8. THE EXISTING HOUSE WILL BE RAISED TO A HIGHER ELEVATION WITH MINOR RENOVATIONS SUCH AS ADDING A NEW PORCH. THESE USES WOULD NOT BE PROHIBITED ACCORDING TO THE COUNTY ORDINANCE.

9. THERE ARE NO PUBLIC USES OR IMPROVEMENTS TO BE PERFORMED ON THIS PROPERTY.

10. THE RAISED HOUSE WILL FOLLOW ALL MINIMUM YARD REQUIREMENTS, AND THEREFORE THE LOCATION OF THE PROPOSED (OR RAISED) HOUSE MAY BE PERMITTED SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ORDINANCE WHICH WILL BE FOLLOWED.

11. ALL USES AND ACTIVITIES ON THIS PROPERTY WILL FOLLOW THE PROVISIONS OF CHAPTER 118 OF THE FAIRFAX COUNTY CODE (CHESAPEAKE BAY PRESERVATION ORDINANCE).

12. UPON COMPLETION OF CONSTRUCTION, THE AS-BUILT FINISHED FLOOR ELEVATIONS WILL BE SUBMITTED TO THE COUNTY ON A FEMA CERTIFICATE.

13. THE RAISED BUILDING WILL FOLLOW ALL REQUIREMENTS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

14. ANY RECREATIONAL VEHICLES PARKED ON THE SITE WILL BE ON THE SITE FOR FEWER THAN 180 CONSECUTIVE DAYS AND BE FULLY LICENSED AND READY FOR HIGHWAY USE. NO ANCHORING OF MANUFACTURED HOMES IS ANTICIPATED FOR THIS SITE UNLESS AN ADDITIONAL SITE GRADING PLAN BE SUBMITTED.

15. ALL NECESSARY PERMITS WILL BE RECEIVED FROM GOVERNMENT AGENCIES AS REQUIRED BY FEDERAL OR STATE LAW.

16. NO INCREASE IN FLOOD ELEVATION (AS SHOWN ON THE FLOOD INSURANCE RATE MAP) WILL OCCUR AS A RESULT OF THIS CONSTRUCTION.

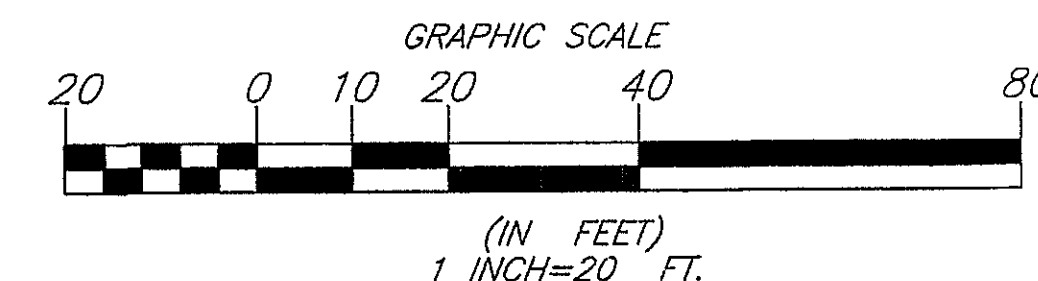
17. THERE ARE NO RIVERINE SITUATIONS ON THIS SITE NOR WILL THE ALTERATION OR RELOCATION OF ANY WATERCOURSES OCCUR.

### FAIRFAX COUNTY COMPREHENSIVE PLAN

THIS SITE IS LOCATED ALONG THE EDGE OF THE SLEEPY HOLLOW PLANNING SECTOR WITHIN THE JEFFERSON PLANNING DISTRICT WITHIN THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE MAJORITY OF THE SECTOR, OF WHICH THIS PROPERTY IS A PART, IS DEVELOPED WITH LOW-DENSITY RESIDENTIAL USES. THE SITE DOES NOT CONTAIN ANY HERITAGE RESOURCES ACCORDING TO THE COMPREHENSIVE GUIDE PLAN AND MAPS. THE DEVELOPMENT OCCURRING ON THIS PROPERTY IS OF A COMPATIBLE USE, TYPE, AND INTENSITY (DENSITY) WITH THE SURROUNDING DEVELOPMENT AND THE PREVIOUS USAGE FOR THIS LOT.

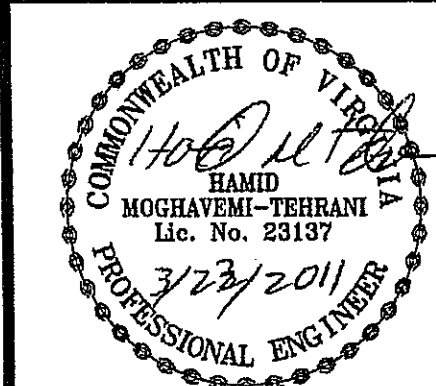
THE TRANSPORTATION MAP INCLUDED FOR THIS PLANNING SECTOR INCLUDES NO TRANSPORTATION IMPROVEMENTS NEAR THE PROPERTY AS PART OF THE COMPREHENSIVE PLAN. THE COUNTYWIDE TRAILS PLAN MAP INDICATES A TRAIL ALONG THE ENTIRE EXTENT OF HOLMES RUN TO THE NORTH AND SOUTH OF THE PROPERTY AS PART OF THE "PLANNED TRAILS SYSTEM". THERE CURRENTLY EXISTS A GRAVEL TRAIL STARTING FROM HOCKETT STREET JUST SOUTHEAST OF THE PROPERTY LIMITS AND CONTINUING EAST/SOUTHEAST. IT WOULD NOT BE FEASIBLE AT THIS POINT TO CONTINUE THE TRAIL BEHIND THE PROPERTY OF THE PROPOSED HOUSE ALONG THE CREEK BED AS NO EASEMENT CURRENTLY EXISTS AND IT WOULD NEGATIVELY AFFECT THE PRIVACY OF THE REAR OF THE LOT. FURTHERMORE, NO PART OF THIS TRAIL CURRENTLY EXISTS ON THE NEIGHBORING PROPERTY TO THE NORTH (OWNED BY THE PARK AUTHORITY) NOR ANYWHERE IMMEDIATELY NORTH OF ANNANDALE ROAD. WERE THE TRAIL TO EVENTUALLY CONTINUE TO THE NORTH ALONG HOLMES RUN, THE TRAIL COULD EASILY BE DIVERTED TO HOCKETT STREET ITSELF FOR APPROXIMATELY 500 FEET AS THIS STREET RECEIVES ONLY 50 VEHICLES PER DAY ON AVERAGE ACCORDING TO VDOT ESTIMATES. THE CULVERT/BIDGE UPON WHICH ANNANDALE ROAD CROSSES HOLMES RUN WAS NOT CONSTRUCTED TO ACCOMMODATE ANY TRAIL UNDERNEATH IT, AND WERE THE TRAIL TO CONTINUE NORTH, IT WOULD BE BEST FOR IT TO CROSS THE ROADWAY NEAR THE HOCKETT STREET INTERSECTION.

THE SITE IS HIGHLY WOODED IN A PARK-LIKE SETTING, AND IS SURROUNDED ON MOST SIDES BY THE HOLMES RUN STREAM VALLEY PARK, WHICH IS A COUNTY-WIDE PARK ON LAND OWNED BY THE FAIRFAX COUNTY PARK AUTHORITY. THE SITE HAS BEEN CLEARED TO THE EXTENT SHOWN ON THIS PLAN.



Application No. SE-2009-MA-026 Staff W.O.D.  
 APPROVED SE SP PLAN  
 SEE DEV COND. DATED 6/14/2011  
 Date of (BOS) (BZA) approval 6/21/2011  
 Sheet 2 of 11

SPECIAL  
 EXCEPTION PLAT  
 (EXISTING AND  
 UNAPPROVED  
 CONDITIONS)



DESIGNED BY: SDE, INC.

DRAWN BY: B.H.

CHECKED BY: HAMID T., PE

SCALE: 1"=20'

DATE: 03/23/2011

PROJECT/FILE #

SHEET NUMBER

1.1 OF 7

3404 HOCKETT STREET

LOT 58A, MASON RD

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

SDE, INC.

ENGINEERS · PLANNERS · ARCHITECTS · LANDSCAPE ARCHITECTS · SURVEYORS  
 7777 LEESBURG PIKE, SUITE 305N  
 FALLS CHURCH, VA 22043 PH: (703) 556-0800



## GENERAL NOTES

- TAX MAP # 60-1-(11)-58A
- TOTAL PROPERTY ACREAGE: 21,784 SF OR 0.500 AC
- TOTAL DISTURBED AREA: 19,945 SF OR 0.458 AC
- WATERSHED FOR SUBJECT PROPERTY: CAMERON RUN
- ZONE: R-4  
SETBACKS:  
FRONT: 30'  
SIDE: 10'  
REAR: 25'  
MAX. BUILDING HEIGHT: 35'
- NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS PLAN DOES NOT PURPORT TO IDENTIFY OR SHOW ALL POSSIBLE EASEMENTS OR INCUMBRANCES.
- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
- PROFFERED OR CONDITIONED SITE: ☐ YES ☒ NO  
PUBLIC ☐ WELL  
PRIVATE ☐ PRIVATE
- SEWER SERVICE: ☐ PUBLIC ☒ PRIVATE
- BOUNDARY BY: REALTY TITLE SERVICES, INC. DATE: NOVEMBER 2000
- TOPO BY: SDE, INC. DATE: MARCH 2009
- TOPO DATUM: U.S.G.S. AND CONTOUR INTERVAL 2'
- CONSTRUCTION LOCATED WITHIN:  
SLOPES OVER 15% ☐ YES ☒ NO  
R.P.A. (REFER SHEET 5 FOR APPROVED RPA-WAIVER) ☐ YES ☒ NO  
R.M.A. ☐ YES ☒ NO  
OVERLAY DISTRICT ☐ YES ☒ NO  
WETLANDS ☐ YES ☒ NO
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" AND AS MODIFIED BY FAIRFAX COUNTY CODE 104-1-8.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVE SITES ON THIS PROPERTY.
- THIS LOT RECORDED PRIOR TO AUGUST 1, 1978 AND AS SUCH IS NOT REQUIRED TO MEET CURRENT LOT WIDTH AND SIZE REQUIREMENTS UNDER FAIRFAX COUNTY ZONING ORDINANCE, ARTICLE 2-405. ☒ APPLIES ☐ N/A
- FOR SLOPES 3:1 OR GREATER PERMANENT GROUND STABILIZATION COVER PER FAIRFAX COUNTY PFM SECTION 6-1503.4 SHALL BE PROVIDED TO PREVENT EROSION OF THE SLOPE BANKS. NO SLOPES GREATER THAN 2:1 ARE PERMITTED. MINIMUM 2% GRADE REQUIRED FOR ALL GRADED AREAS OF THE LOT.
- CONTRACTOR TO STAKE OUT THE PROPERTY LINE WHERE CLEARING AND GRADING LIMITS ARE COINCIDENT OR ADJACENT TO THE PROPERTY LINE.
- CONTRACTOR TO ENSURE NO SEDIMENT IS CONVEYED ONTO OFFSITE PROPERTIES AND FOR THE STABILIZATION OF ALL DISTURBED AREAS.
- ALL UTILITIES CONNECTIONS ARE IN PLACE. THEREFORE NO NEW UTILITIES CONNECTIONS ARE PROPOSED BY THIS DEVELOPMENT UNLESS IT IS DEEMED NECESSARY.
- CONTRACTOR TO MAINTAIN POSITIVE SURFACE FLOW AWAY FROM BUILDING IN ACCORDANCE WITH BUILDING CODE. BUILDING TO BE PROPERLY WATERPROOFED BY THE CONTRACTOR IN ACCORDANCE WITH BUILDING CODE.
- CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS ON THIS PLAN.
- NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY THIS COMPANY FOR THE SUBJECT PROPERTY.
- CONTRACTOR SHALL INSTALL TEMPORARY TREE PROTECTION AROUND EXISTING TREES AND TAKE CARE DURING CONSTRUCTION AND GRADING ACTIVITIES. NO LIVING TREES ARE TO BE REMOVED DURING CONSTRUCTION IF POSSIBLE. DEAD TREES ARE TO BE REMOVED. SEE TREE PRESERVATION PLAN AND EXISTING VEGETATION MAP (SHEETS 7, 8, AND 9) FOR FURTHER NOTES AND DETAILS.
- NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERATED, UTILIZED, STORED, TREATED, OR DISPOSED OF NOR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- EXISTING TOPOGRAPHICAL SURVEY IS A FIELD RUN SURVEY PREPARED IN 2 FEET CONTOUR INTERVAL.
- ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ARE SHOWN ON THIS PLAT.

## EXISTING PROPERTY OWNER

NAME: GOSSOM FAMILY LIMITED PARTNERSHIP I  
ADDRESS: 3404 HOCKETT STREET, FALLS CHURCH 22042  
D.B. 21124, PAGE 0488

## VDOT NOTE

- METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
- OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.25" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
- ALL DAMAGES TO EXISTING ROAD AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND WILL BE RESTORED TO THE SATISFACTION OF VIRGINIA DEPARTMENT OF TRANSPORTATION. PAVEMENT PATCH FOR UTILITY SERVICE SHALL BE IN ACCORDANCE WITH VDOT STANDARDS.
- EXISTING DRIVEWAY WILL BE USED FOR PROPOSED REDEVELOPMENT BUILDING. NO NEW CURB CUT IS NECESSARY FOR THIS PROJECT.

## EXISTING UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITY & MEMBER UTILITY COMPANIES, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY (1-800-552-7001) AT LEAST 48 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT.

## LEGAL LOT CERTIFICATE

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF MASON RD, LOT 58A. THE LOT WAS APPROVED BY FAIRFAX COUNTY AND RECORDED IN DEED BOOK 20291, PAGE 2032 AND RECORDED PRIOR TO MARCH 1, 1978 AMONG THE LAND RECORD OF FAIRFAX COUNTY.

## RESPONSIBLE LAND DISTURBER CERTIFICATION

Effective July 1, 2001.

Amendments to the Virginia Erosion Sediment Control Law, 10.1-563 and 10.1-566 of the code of Virginia

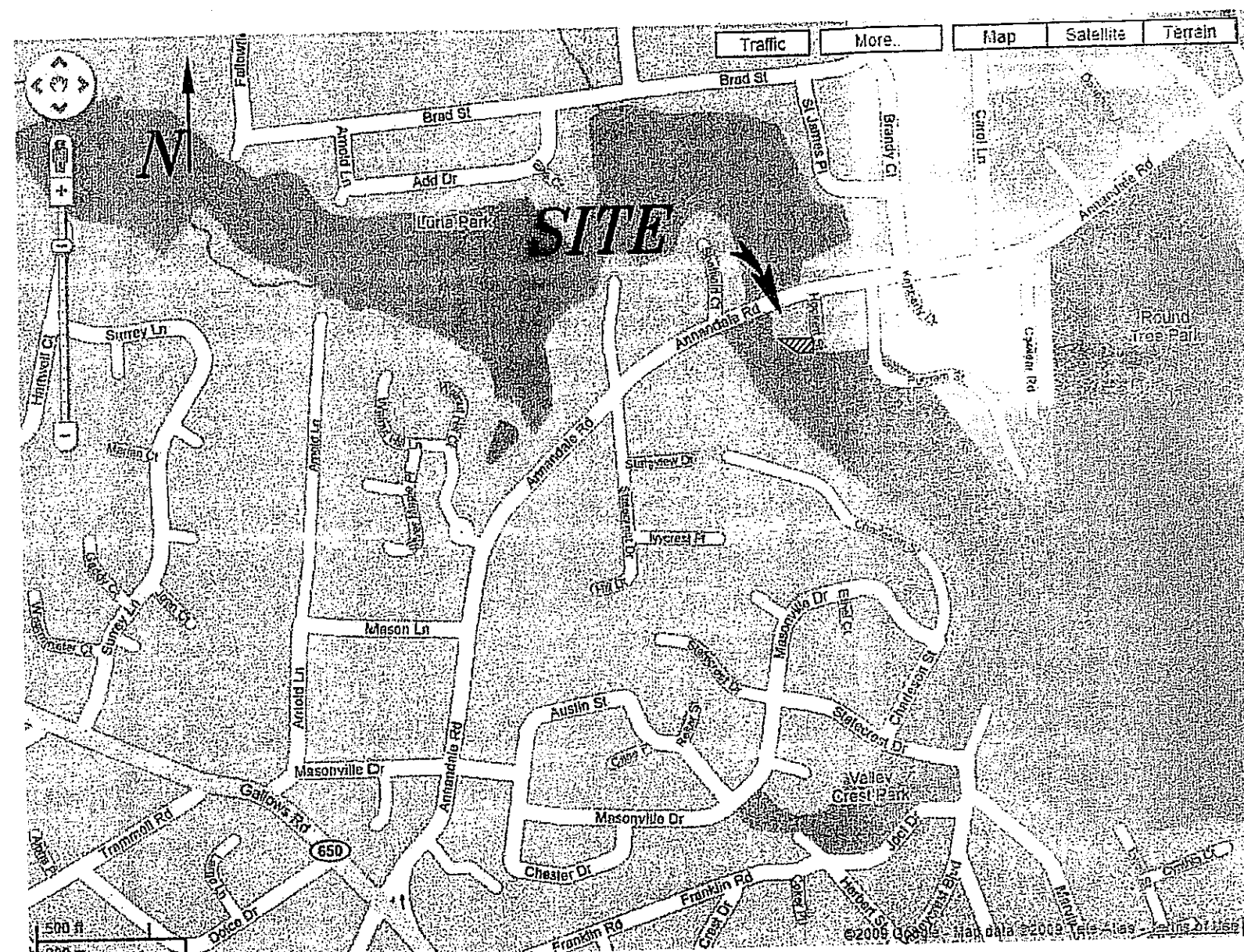
## OWNER/DEVELOPER/ INFORMATION

PROJECT NAME: 3404 HOCKETT STREET PROJECT #:  
DISTRICT: MASON TAX MAP AND PARCEL #: 06-01 (11) 58A

OWNER/DEVELOPER/ PERMITTEE: NAME: GOSSOM FAMILY LIMITED PARTNERSHIP I  
PHONE: ADDRESS: 3404 HOCKETT STREET  
FALLS CHURCH, VA 22042

## RESPONSIBLE LAND DISTURBER INFORMATION

CERTIFICATE / LICENSE HOLDER NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TYPE OF CERTIFICATE: \_\_\_\_\_ CERTIFICATE/ LICENSE: \_\_\_\_\_  
APPLICANT / AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
(N.T.S.)

## IMPERVIOUS ACREAGE

DESCRIPTIONS	DEVELOPMENT LEVEL		IMPERVIOUSNESS ACREAGE COMPUTATION	
	PRE	POST	PRE	POST
SITE AREA IN ACRES	A1	A2	0.500	0.500
COMPOSITE RATIONAL C FACTOR	C1	C2	0.430	0.35
FRACTIONAL IMPERVIOUSNESS	I1	I2	0.28	0.16
TOTAL IMPERVIOUS ACRES	(A1xI1)	(A2xI2)	0.140	0.079
DECREASE IN IMPERVIOUS ACRES		(A2xI2) - (A1xI1)		0.062

## STORMWATER RUNOFF CALCULATIONS:

IMPERVIOUS C- FACTOR = 0.90  
PERVIOUS C-FACTOR = 0.25  
TIME OF CONCENTRATION = 5 MIN  
RAINFALL INTENSITY, I2 = 5.45 IN/HR  
RAINFALL INTENSITY, I10 = 7.27 IN/HR

## IMPERVIOUS AREA COMPUTATIONS

	EXISTING (ORIGINAL PERMIT)	CURRENT (UNAPPROVED CONDITIONS)	POST-DEVELOPMENT
HOUSE & PORCH	2,049*	2,084	2,192
WALKWAYS & PATIO	1,031	1,782	132
DRIVEWAY	1,636	2,270	1,101
	4,716	6,116	3,425
PERVIOUS AREA	17,068	15,668	18,359
TOTAL LOT AREA	21,784	21,784	21,784

\* INCLUDES 1439 SF HOUSE AND 610 SF DETACHED GARAGE

TOTAL LOT AREA = 21,784 SF OR 0.4999 ACRE  
DECREASE IN IMPERVIOUSNESS = 2,681 SF

TOTAL PERCENTAGE OF IMPERVIOUSNESS =

$$\frac{(3425 \times 100\%)}{21784} = 15.72\%$$

## "C" FACTOR

$$A. \text{ PRE-DEVELOPMENT } = \frac{(6116 \times 0.9) + (15668 \times 0.25)}{21784} = 0.43$$

## B. POST-DEVELOPMENT

$$= \frac{(3425 \times 0.9) + (18359 \times 0.30)}{21784} = 0.35$$

## EXISTING (OVERALL)

$$(5 \text{ MIN } T_c) Q2 = (0.430 \times 5.45 \times 0.500) = 1.18 \text{ CFS}$$

$$(5 \text{ MIN } T_c) Q10 = (0.430 \times 7.27 \times 0.500) = 1.57 \text{ CFS}$$

## POST-DEVELOPMENT (OVERALL)

$$(5 \text{ MIN } T_c) Q2 = (0.35 \times 5.45 \times 0.500) = 0.96 \text{ CFS}$$

$$(5 \text{ MIN } T_c) Q10 = (0.35 \times 7.27 \times 0.500) = 1.28 \text{ CFS}$$

## POST DEVELOPMENT CHANGE IN RUNOFF

$$2\text{-YEAR } 0.96 - 1.18 = 0.22 \text{ CFS DECREASE}$$

$$10\text{-YEAR } 1.28 - 1.57 = 0.29 \text{ CFS DECREASE}$$

## CBPO NOTES

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

## WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES.

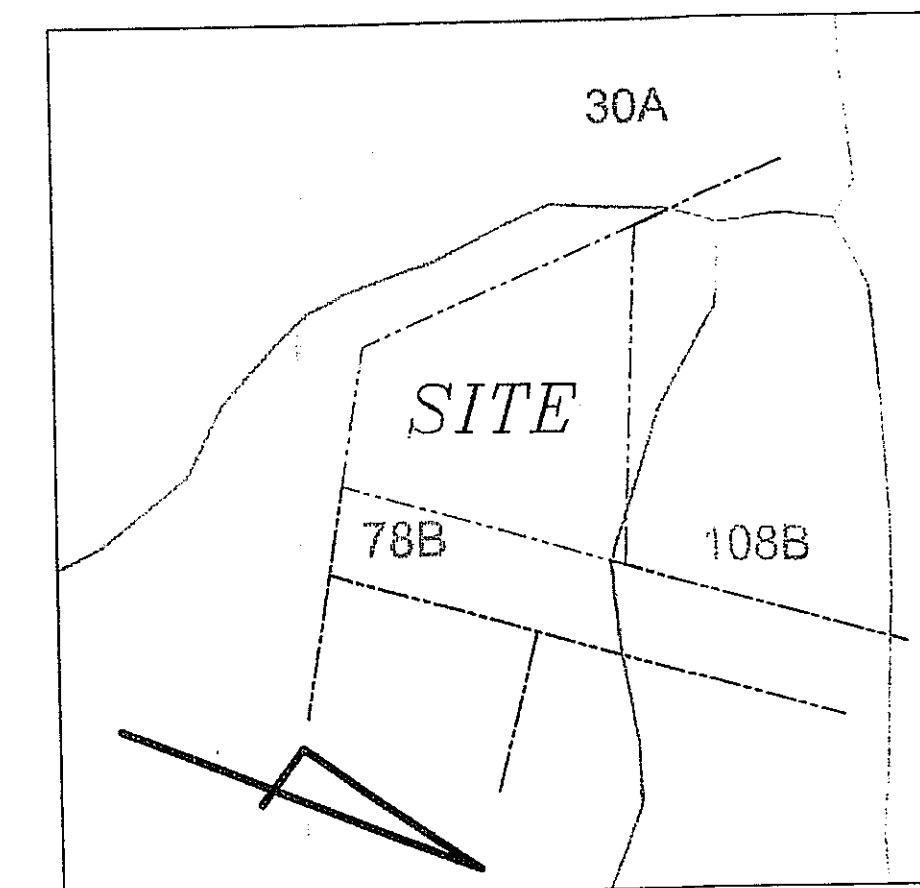
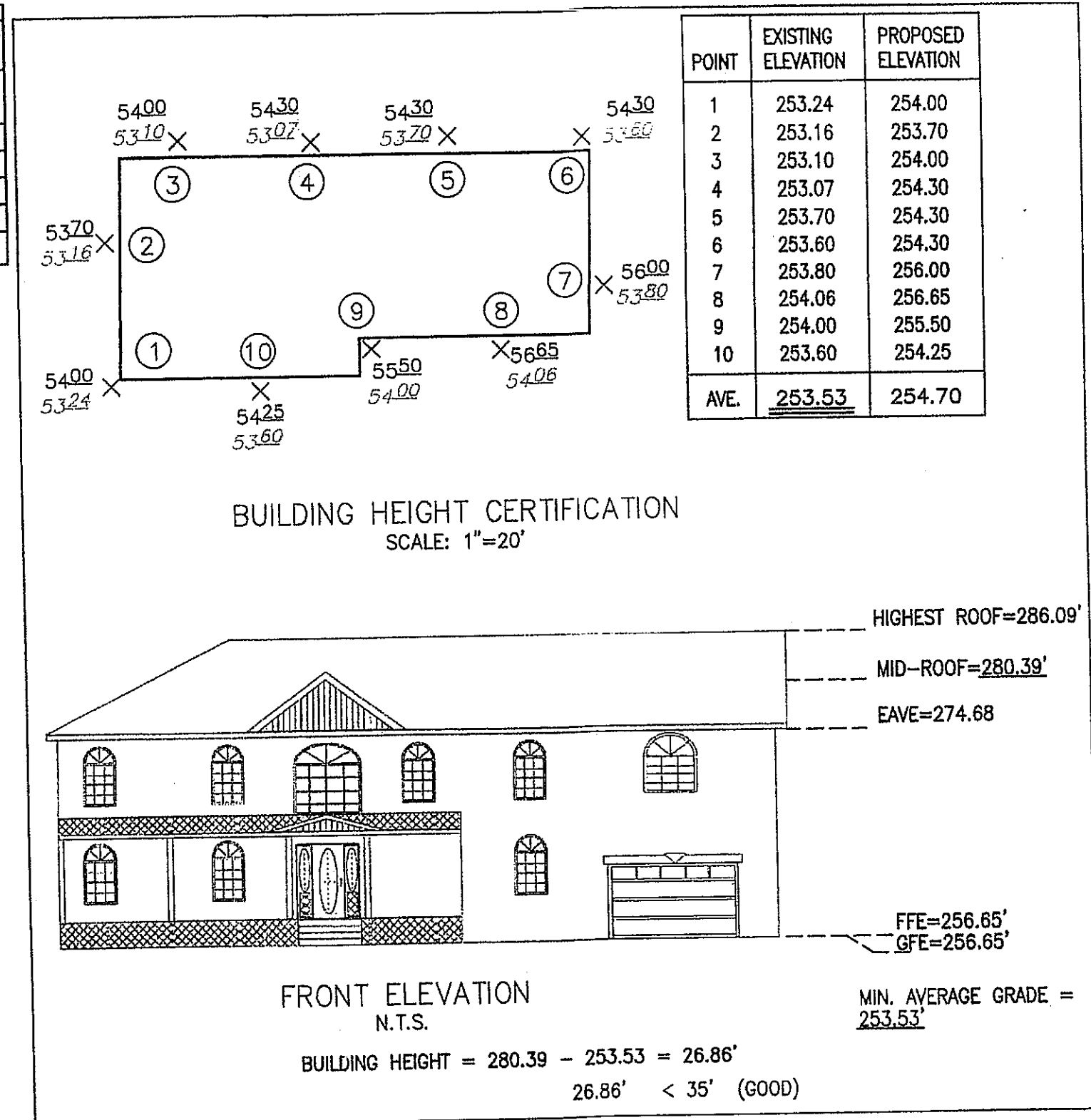
OWNER NAME/ AGENT: ROBERT WILKINS SIGNATURE: Robert Wilkins DATE: 10/20/2010

MAP UNIT SYMBOL	MAP UNIT NAME	% OF SITE	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS, OLD	PROBLEM CLASS, NEW
78B	MEADOWVILLE, 2-7%	99%	FAIR	MARGINAL	FAIR	MODERATE	B	II
108B	WHEATON-SUMERDUCK, 2-7%	1%	MARGINAL	POOR	FAIR	MODERATE	A	IVB

## SHEET INDEX

- SPECIAL EXCEPTION PLAT
- 1.1 SPECIAL EXCEPTION PLAT (EXISTING AND UNAPPROVED CONDITIONS)
- GENERAL NOTES
- SITE GRADING PLAN.
- EROSION & SEDIMENT CONTROL AND DEMOLITION PLAN
- E & S CONTROL NOTES AND DETAILS
- STORMWATER MANAGEMENT & OUTFALL ANALYSIS
- EXISTING VEGETATION MAP
- 7.1. TREE CONSERVATION PLAN
- 7.2. TREE CONSERVATION NOTES
- 7.3. RPA BUFFER PLANTING PLAN

Application No. SE-2009-MA-026 Staff W.O.D.  
APPROVED: SE SP PLAN  
SEE DEV COND. DATED 6/12/2011  
Date of (BOS) (BZA) approval 6/21/2011  
Sheet 3 of 11

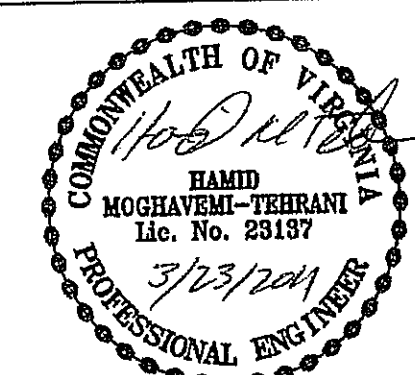


SOILS MAP  
(N.T.S.)

SDE, INC.

3404 HOCKETT STREET  
LOT 58A, MASON RD

GENERAL  
NOTES



DESIGNED BY:  
SDE, INC.

DRAWN BY: B.H.

CHECKED BY:  
HAMID T., PE

SCALE: N/A

DATE: 03/23/2011

PROJECT/FILE #

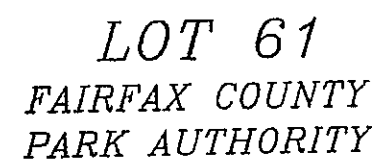
SHEET NUMBER

2 OF 7

ENGINEERS - PLANNERS - ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY





Appendix 4-4e  
Calculations Worksheet

**Appendix 4-4f**  
**Calculations Worksheet**

$$\times 100/L_{\text{post}} = (A) \underline{0.00} \%$$

COMMONWEALTH OF VIRGINIA  
 HAMID  
 MOGHAVEMI-TEHRANI  
 Lic. No. 23137  
 3/23/2011  
 PROFESSIONAL ENGINEER

DESIGNED BY: SDE, INC.
DRAWN BY: B.H.
CHECKED BY: HAMID T., PE
SCALE: 1":20'
DATE: 03/23/2011
PROJECT/FILE #
SHEET NUMBER 3 OF 7

**SDE, INC.**

3404 HOCKETT STREET

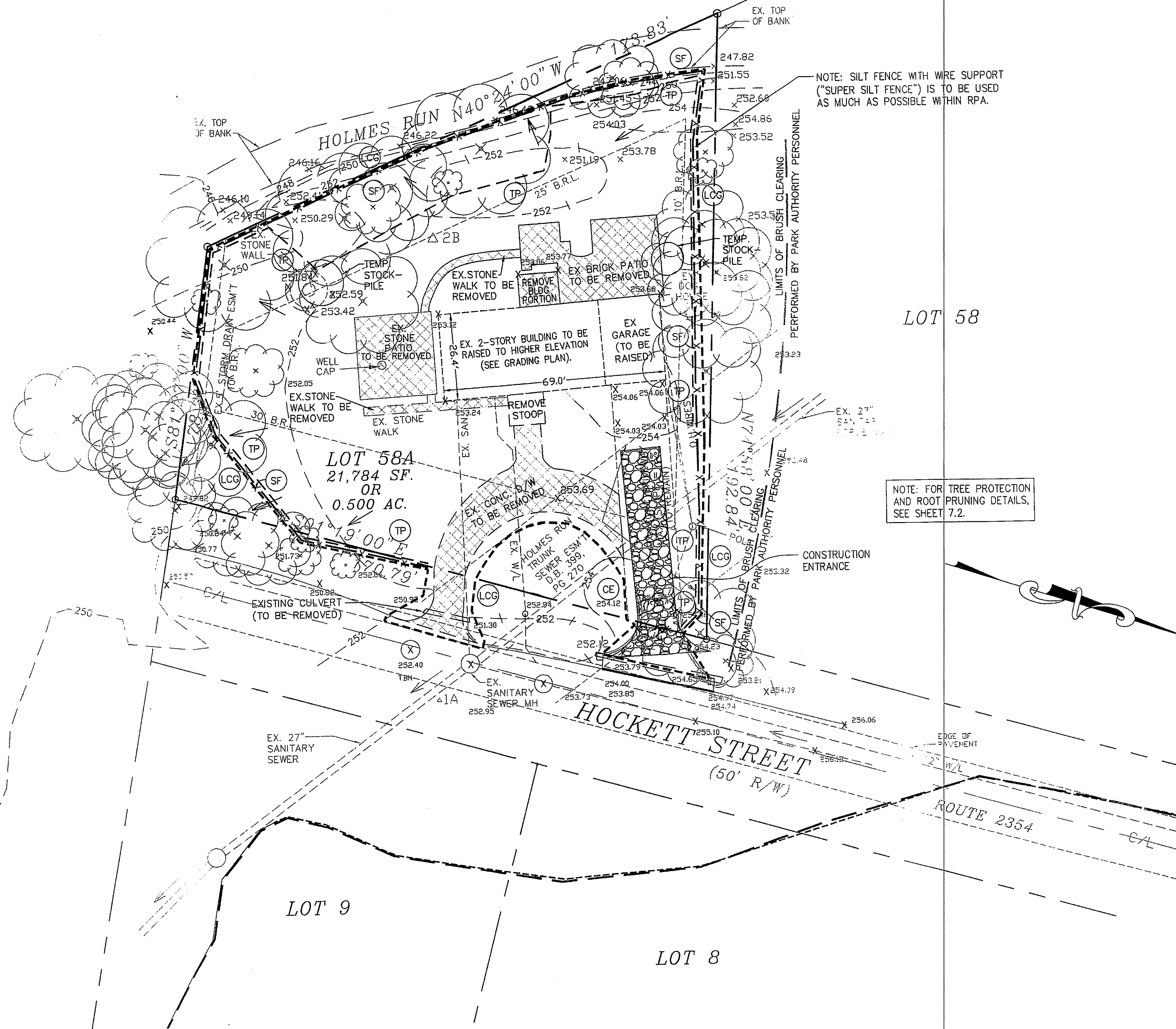
LOT 58A, MASON RD

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

# SITE GRADING PLAN

LOT 61  
FAIRFAX COUNTY  
PARK AUTHORITY



NOTE: SILT FENCE WITH WIRE SUPPORT  
("SUPER SILT FENCE") IS TO BE USED  
AS MUCH AS POSSIBLE WITHIN RPA.

NOTE: FOR TREE PROTECTION  
AND ROOT PRUNING DETAILS,  
SEE SHEET 7.2.

Application No. SE-2009-MA-026 Staff W.O.D.  
APPROVER: SE SP PLAN  
SEE DEV COND DATED 6/14/2011  
Date of (BOS) (BZA) approval 6/21/2011  
Sheet 5 of 11

#### NOTES:

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED BY  
SUBURBAN DEVELOPMENT ENGINEERING, INC. (SDE), DATED  
MARCH 6, 2009.

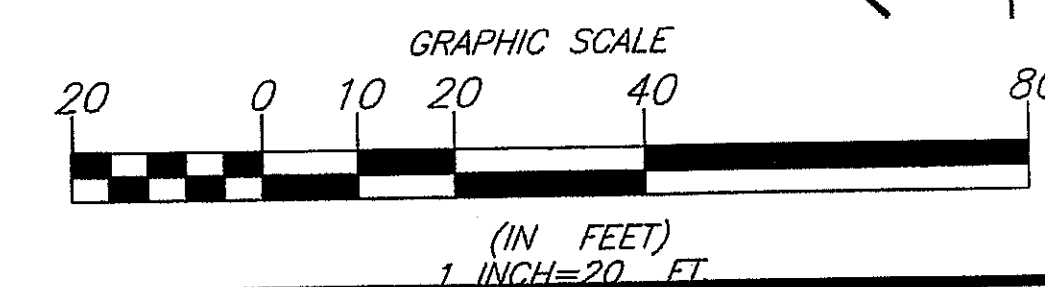
THE BOUNDARY SURVEY SHOWN ON THIS PLAN HAS BEEN  
COMPILED FROM AVAILABLE RECORDS. SDE WILL NOT TAKE  
RESPONSIBILITY AS A RESULT OF ANY ERROR DUE TO AN  
INACCURATE BOUNDARY SURVEY.

THE ENTIRE LOT IS INCLUDED WITHIN THE 1993 RPA LIMITS  
AND WITHIN THE FLOOD PLAIN LIMITS AS SHOWN ON THE  
FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MAPS.

THIS LOT IS SERVED BY PUBLIC WATER AND SEWER SERVICE.

FLOOD  
PLAIN  
LIMITS

RPA LIMITS



# SDE, INC.

ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET

LOT 58A, MASON RD

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

EROSION &  
SEDIMENT  
CONTROL AND  
DEMOLITION PLAN



DESIGNED BY:  
SDE, INC.

DRAWN BY: B.H.

CHECKED BY:  
HAMID T., PE

SCALE: 1"=20'

DATE: 03/23/2011

PROJECT/FILE #

SHEET NUMBER

4 OF 7



### PROJECT NARRATIVE:

THIS PROJECT INVOLVES THE RAISING THE EXISTING HOUSE ON THE SITE TO A HIGHER ELEVATION ALONG WITH THE GARAGE ELEVATION. A NEW FRONT PORCH AND A REAR WOODEN DECK WILL BE BUILT.

THE EXISTING CONCRETE DRIVEWAY WILL BE USED WITH A CIRCULAR PORTION REMOVED ALONG WITH OTHER IMPERVIOUS ACCESSORIES SUCH AS PATIOS AND WALKWAYS. THE SITE WILL INVOLVE MINIMAL REGRADING, AND A NEW PLANTING BUFFER WILL BE INSTALLED ALONG THE DOWNSIDE PERIMETER.

### PHASE I EROSION AND SEDIMENT CONTROL PROGRAM:

1. INSTALL A CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE FENCE AND TREE PROTECTION FENCE ALONG THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN.
3. CLEAR AND ROUGH GRADE AS NECESSARY AS INDICATED ON THE PLANS.
4. PERFORM STABILIZATION SUCH AS PERMANENT SEEDING FOR ALL DENUDED AREAS.

### EXISTING SITE CONDITIONS

THE TOTAL SITE AREA IS 0.500 ACRES AND 0.458 ACRES WILL BE DISTURBED. THE DISTURBED AREA IS CURRENTLY DEVELOPED WITH A VACANT HOUSE. THE SLOPES ON THE SITE ARE RELATIVELY FLAT (2%) WITH SLIGHTLY STEEPER SLOPES ALONG THE EDGE OF THE SITE NEAR HOMES RUN. THE SITE IS GRASSY AND SLIGHTLY WOODED. THERE IS AN EXISTING SANITARY EASEMENT TOWARDS THE FRONT OF THE LOT WHICH WILL NOT BE AFFECTED BY THIS HOUSE CONSTRUCTION.

### ADJACENT AREAS

THE SITE IS SURROUNDED BY LAND OWNED BY THE FAIRFAX COUNTY PARK AUTHORITY, OTHER HOMES ZONED R-4, AND BY HOCKETT STREET IN THE FRONT.

### OFF-SITE AREAS

NO OFF-SITE DISTURBANCE IS PROPOSED WITH THIS DEVELOPMENT SAVE FOR SMALL AREAS OF DISTURBANCE IN THE RIGHT-OF-WAY OF HOCKETT STREET..

### SOILS

THE SOILS ON THE SITE WITH DESCRIPTIONS AND CHARACTERISTICS ARE SHOWN ON SHEET 1 OF THIS PLAN.

### CRITICAL AREAS

THE ENTIRE LOT (AND DISTURBED AREA) IS WITHIN THE RPA LIMITS AND WITHIN THE 100-YEAR FLOOD PLAIN LIMITS AND IS THEREFORE CONSIDERED A CRITICAL AREA. EROSION AND SEDIMENT CONTROL MEASURES WILL THEREFORE BE TAKEN BY MEANS OF SUPER SILT FENCES ALONG THE PERIMETER OF THE DISTURBED AREA.

### PERMANENT SEEDING

PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH VESCH SPECIFICATION 3.32. 1. PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS #3 (MS-3). 2. PLANT SELECTION SHALL BE BASED UPON TABLES 3.32 & 3.33 DEPENDING ON CLIMATE, TOPOGRAPHY, SOILS, AND SITE CONDITIONS. 3. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND BE FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH VESCH STD 3.30.

### STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:

- A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
- B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
- C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (13.78 K Pa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.

6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:

- A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
- B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
- C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

### SILT FENCE

SILT FENCE SHALL COMPLY WITH VESCH CHAPTER 3 PAGES 21-22. 1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR ETHYLENE YARN AND SHALL BE CERTIFIED BY MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS NOTED IN TABLE 3.05-B OF THE VESCH.

2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.

3. IF WOODEN STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A DIAMETER OF 2" WHEN OAK IS USED AND 4" WHEN PINE IS USED. WOODEN STAKES MUST HAVE A MINIMUM LENGTH OF 5'.

4. IF STEEL POSTS (STANDARD "U" AND "T" SECTION) ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 5'.

5. WIRE FENCE REINFORCEMENT FOR SILT FENCE USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6".

6. THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34" ABOVE GROUND ELEVATION. NOTE: SILT FENCE SHOULD BE USED FOR DRAINAGE AREAS THAT ARE NO LARGER THAN 0.25 ACRES PER 100' OF SILT FENCE LENGTH. THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100'. THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1. SILT FENCE IS BEST USED WHEN THE SLOPE ABOVE THE FENCE, EITHER CUT OR FILL, IS NOT STEEPER THAN 3:1.

### TREE PROTECTION (REF. PFM PLATES 5-12 & 6-12):

TREE PROTECTION FENCING WILL BE INSTALLED TO DESIGNATE AND PROTECT THE AREAS OF TREE PRESERVATION.

### EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

- (1) SOIL STABILIZATION. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS, BUT LESS THAN ONE YEAR. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- (2) SOIL STOCKPILE STABILIZATION. DURING CONSTRUCTION, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. TEMPORARY PROTECTION AND PERMANENT STABILIZATION SHALL BE APPLIED TO ALL SOIL STOCKPILES ON SITE AND BORROW AREAS OR SOIL INTENTIONALLY TRANSFERRED OFF SITE.
- (3) PERMANENT STABILIZATION. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS:
  - \* UNIFORM
  - \* MATURE ENOUGH TO SURVIVE
  - \* WILL INHIBIT EROSION

(4) SEDIMENT BASINS & TRAPS. SEDIMENT BASINS, SEDIMENT TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

(5) STABILIZATION OF EARTHEN STRUCTURES. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

(6) SEDIMENT TRAPS & SEDIMENT BASINS. SEDIMENT TRAPS AND BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN AS FOLLOWS: SEDIMENT TRAPS

- \* ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES
- \* MINIMUM STORAGE CAPACITY OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA

SEDIMENT BASINS: CONTROL DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES

- \* MINIMUM STORAGE CAPACITY OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA
- \* THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY-FIVE YEAR STORM OF 24-HOUR DURATION

(7) CUT AND FILL SLOPES DESIGN & CONSTRUCTION. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROMPTED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

(8) CONCENTRATED RUNOFF DOWN SLOPES. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

(9) SLOPE MAINTENANCE. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

(10) STORM SEWER INLET PROTECTION. ALL STORM SEWER INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE STORMWATER CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED/TREATED TO REMOVE SEDIMENT.

(11) STORMWATER CONVEYANCE PROTECTION. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERABLE, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND THE RECEIVING CHANNEL.

(12) WORK IN LIVE WATERCOURSE. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EROSION, SEDIMENT TRANSPORT, AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.

- \* NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS
- \* EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS

(13) CROSSING LIVE WATERCOURSE. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN THREE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

(14) REGULATION OF WATERCOURSE CROSSING. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

(15) STABILIZATION OF WATERCOURSE. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

(16) UNDERGROUND UTILITY LINE INSTALLATION. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

- \* NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME
- \* EXCAVATED MATERIAL SHALL BE PLACED ON THE UPSLOPE SIDE OF TRENCHES
- \* EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY

\* MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION

\* REESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS

\* COMPLY WITH APPLICABLE SAFETY REGULATIONS

(17) VEHICULAR SEDIMENT TRACKING. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE.

\* WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEETING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

(18) REMOVAL OF TEMPORARY MEASURES. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

(19) STORMWATER MANAGEMENT. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION, OR DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY, AND PEAK FLOW OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:

- \* CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE, OR STORM SEWER SYSTEM FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
- \* ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED:
  - o NATURAL CHANNELS - USE 2-YEAR STORM EVENT
  - o MANMADE CHANNELS - USE 10- AND 10-YEAR STORM EVENT
  - o PIPE AND PIPE SYSTEMS - USE 10-YEAR STORM EVENT

\* IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL PROVIDE CHANNEL, PIPE, OR PIPE SYSTEM IMPROVEMENT OR PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, SITE DESIGN, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE PROGRAM AUTHORITY TO PREVENT DOWNSTREAM EROSION.

\* PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS

\* IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

\* OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

\* IN APPLYING THESE STORMWATER RUNOFF CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT AS A WHOLE SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT.

\* ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER THAT MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

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### FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: 3404 HOCKETT STREET PROJECT NUMBER:

TAX MAP: # 60-1-(11)-58A HAMID M. TEHRANI

DATE: 7/28/2010

A. Percentage of Denuded Area to Total Site Area	Rating
a. > 60%	[X] 5
b. 31 to 60%	[ ] 3
c. 10 to 30%	[ ] 1

If the denuded area is greater than 10 acres, the project is initially rated a high priority.

B. Watercourse Crossing	Rating
a. Yes	[ ] 0
b. No	[X] 5

\* If yes the project is initially rated a high priority.

C. Distance of Denuded Area to Downstream Adjacent Property	Rating
a. < 50-feet	[X] 5
b. 50 to 150-feet	[ ] 3
c. > 150-feet	[ ] 0

D. Distance of Any Portion of the Denuded Area to Natural Watercourse	Rating
a. < 50-feet	[X] 5
b. 50 to 150-feet	[ ] 3
c. > 150-feet	[ ] 0

E. Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)	Rating
a. < 50-feet	[ ] 0
b. 50 to 150-feet	[ ] -3
c. > 150-feet	[X] -5

TOTAL/OVERALL RATING: 18

\* Vegetation in Resource Protection Area are not to be included as vegetative buffers for this application.

OVERALL RATING

If > 22  
If > 14 and <= 22  
If <= 14

PRIORITY (Mark with an "X")

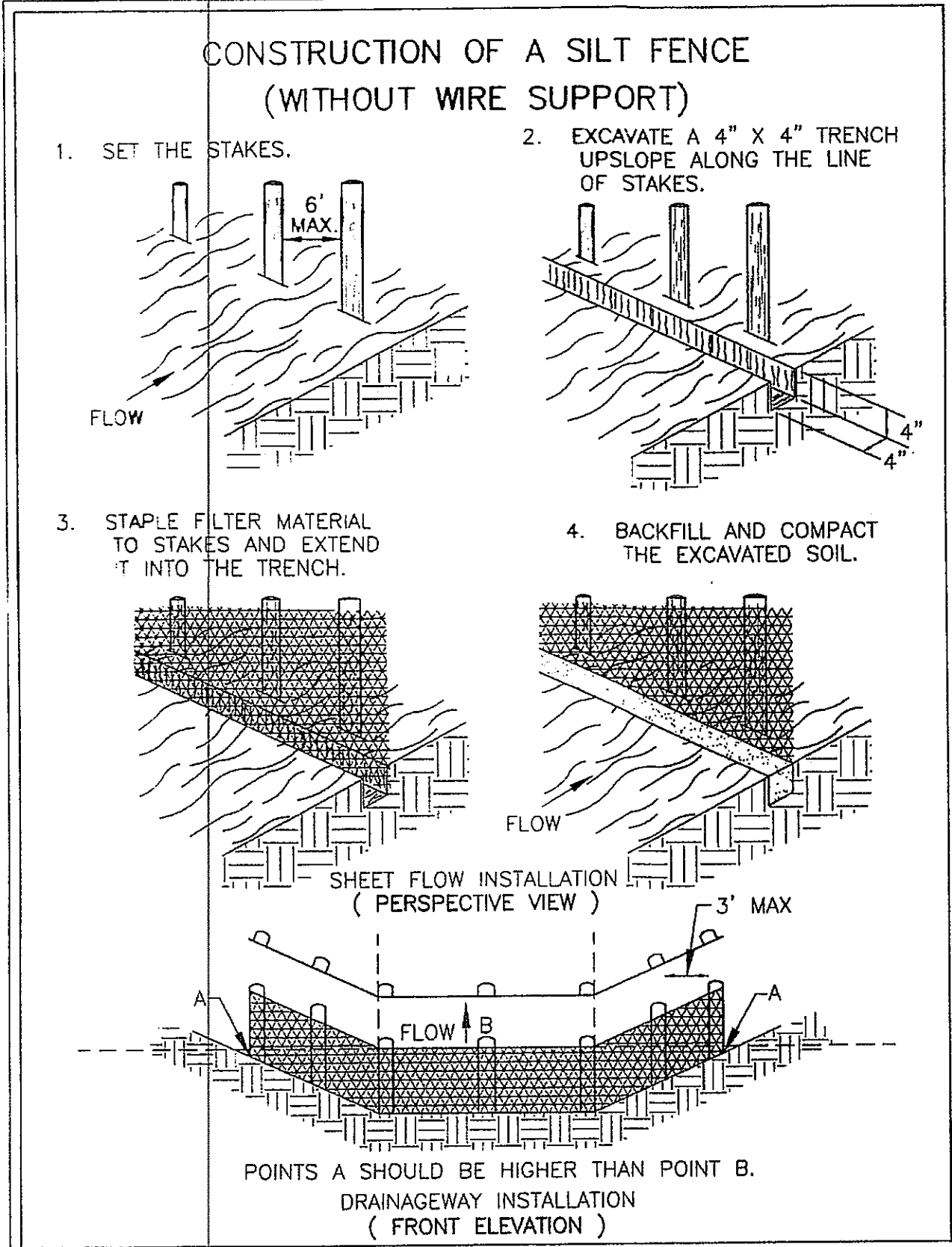
High  
Medium [X]  
Low

PROJECT PRIORITY LEVEL: MEDIUM

\*\* Reserve for Fairfax County use \*\*

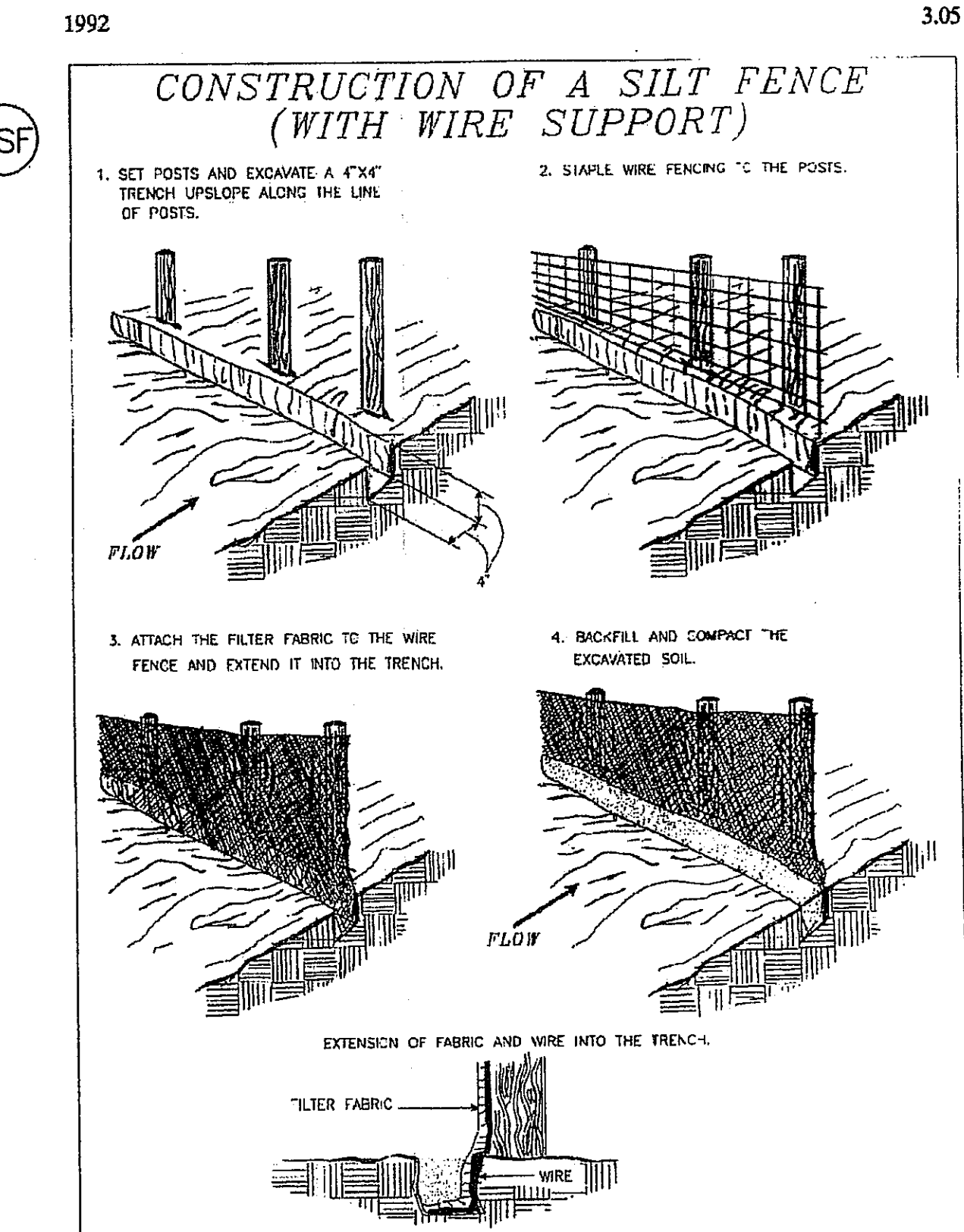
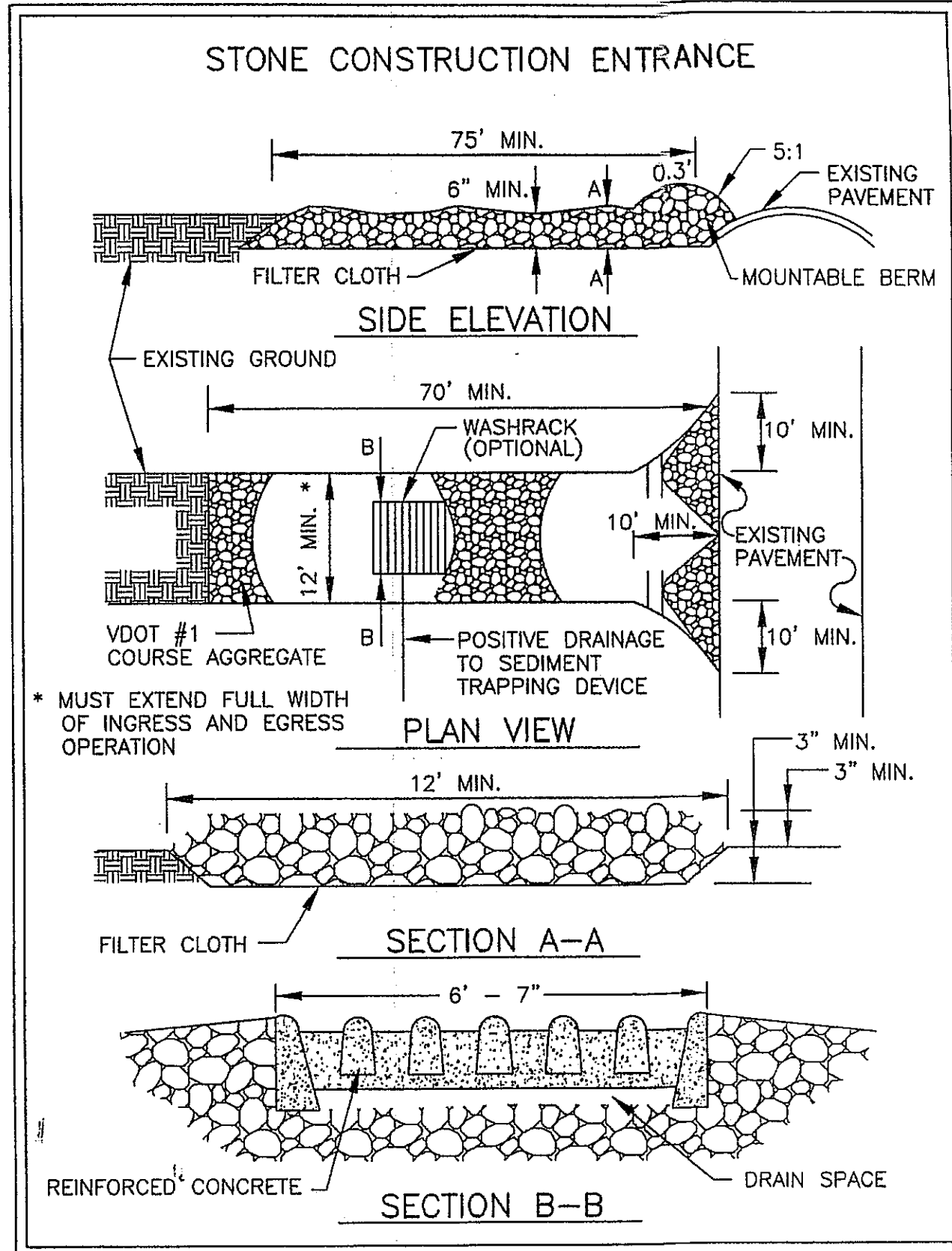
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Plan Reviewer



### GENERAL LAND CONSERVATION NOTES

1. NO DISTURBED AREA, WHICH IS NOT ACTIVELY BEING WORKED, SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
4. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
5. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
6. ANY DISTURBED AREA NOT COVERED BY PFM ARTICLE 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THE DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4,483 KG/HA) AND OVER-SEEDED BY APRIL 15.
7. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

Plate 3.05-1

Application No. SE-2009-MA-026 Staff W.O.D.  
APPROVED: SE SP PLAN  
DATE DEV COND DATED 6/14/2011  
Date of (BOS) (BZA) approval 6/21/2011  
Sheet 6 of 11

SDE, INC.

3404 HOCKETT STREET

E&S CONTROL NOTES AND DETAILS

DESIGNED BY: SDE, INC.

DRAWN BY: B.H.

CHECKED BY: HAMID T., PE

SCALE: N/A

DATE: 03/23/2011

PROJECT/FILE #

SHEET NUMBER

5 OF 7

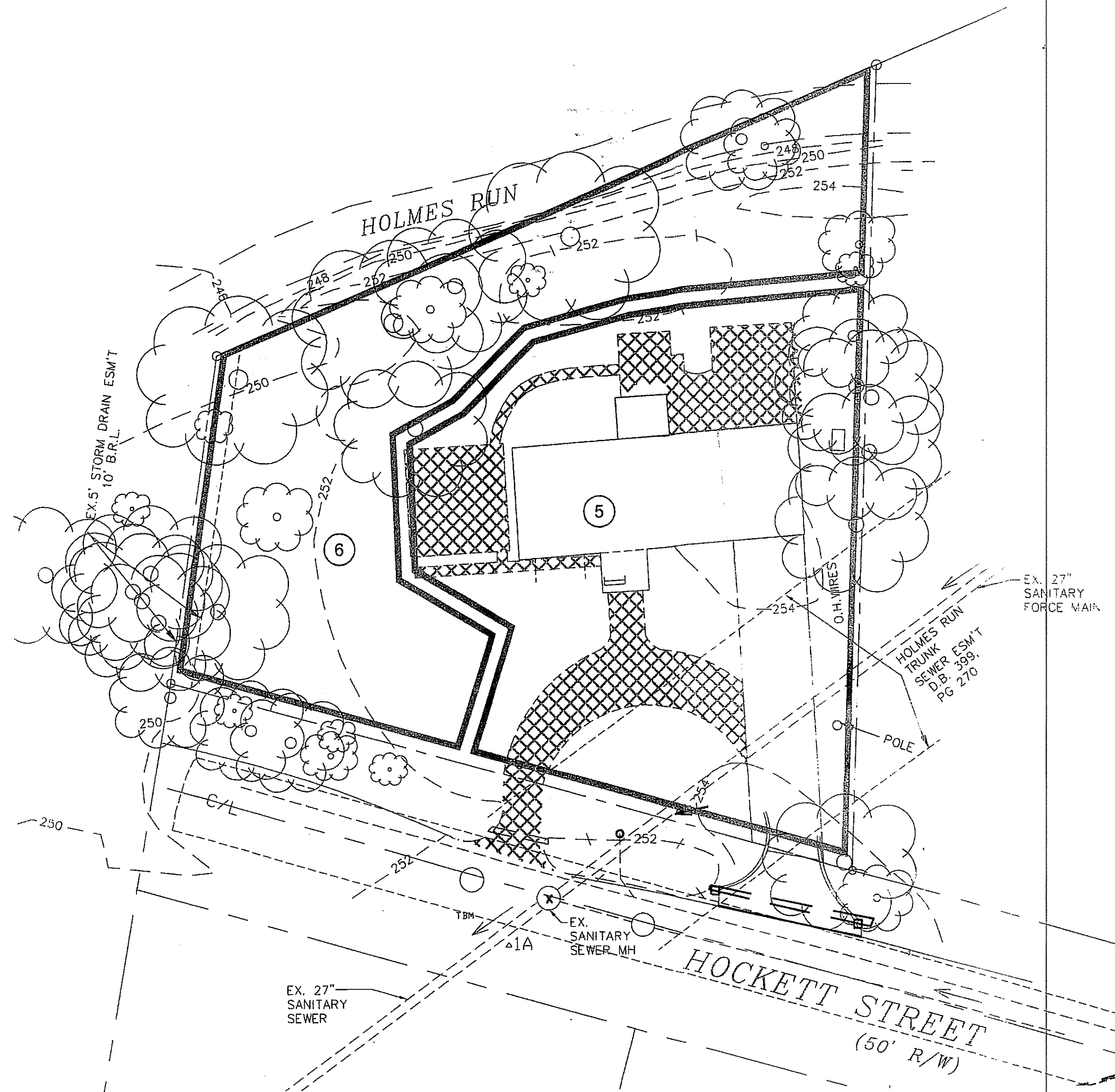
ENGINEERS - PLANNERS - ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

MAJESTRAL DISTRICT: MASON FAIRFAX COUNTY



ENGINEERS • PLANNERS • ARCHITECTS • LANDSCAPE ARCHITECTS • SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800





EVM SUMMARY TABLE					
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
5 Developed Land	Few evergreen plantings in lawn areas.	n.a.	poor	0.27 ac.	This Cover Type exists as lawn area around homesites as well as areas currently being used for parking and driveway. There are a few scattered evergreen trees and hardwoods present.
6 Maintained Grasslands	Scattered red maple, pine, hickory and oaks in lawn areas. Evasive bamboo along creek bank	n.a.	poor	0.23 ac.	This Cover Type exists as lawn area and landscaped areas with scattered trees in lawn area. Existing trees dead or dying back due to lack of maintenance and evasive vines competition.
Total acreage				0.50 ac.	

\*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

TREE PRESERVATION TARGET  
CALCULATIONS AND STATEMENT  
(TABLE A1)

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	7,000 SF (0.16 AC)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	32.1%
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (R-4)	25%
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	8.0%
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	8.9%
HAS THE TREE PRESERVATION TARGET BEEN MET?	YES

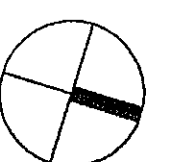
LEGEND:

- EXISTING TREE LINE
- EXISTING TREE
- 3 FOREST COVER TYPE

Application No. SE-2009-MA-026 Staff W.O.D.  
APPROVED SE SP PLAN  
SEE DEV COND. DATED 6/19/2011  
Date of (BOS) (BZA) approval 6/21/2011  
Sheet 8 of 11



PREPARED BY:  
WM. O'KELLY RUSSELL  
ISA Certified Arborist, MA-5009A



PLAN DATE	10/15/10	12/1/10	2/23/11
No.	3	2	1
DATE	3-16-11	2-23-11	12-1-10
DESCRIPTION	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS
REV. BY			
APPROVED			
DATE			

Wm. O'Kelly Russell, RLA  
Planning - Landscape Architecture • Arboriculture  
17485 Thirpool Blvd., Dumfries, VA 22026  
(703) 221-3381  
wmo\_ellyrussell@hotmail.com

EXISTING VEGETATION MAP  
3404 HOCKETT STREET  
MASON DISTRICT FAIRFAX  
COUNTY, VIRGINIA

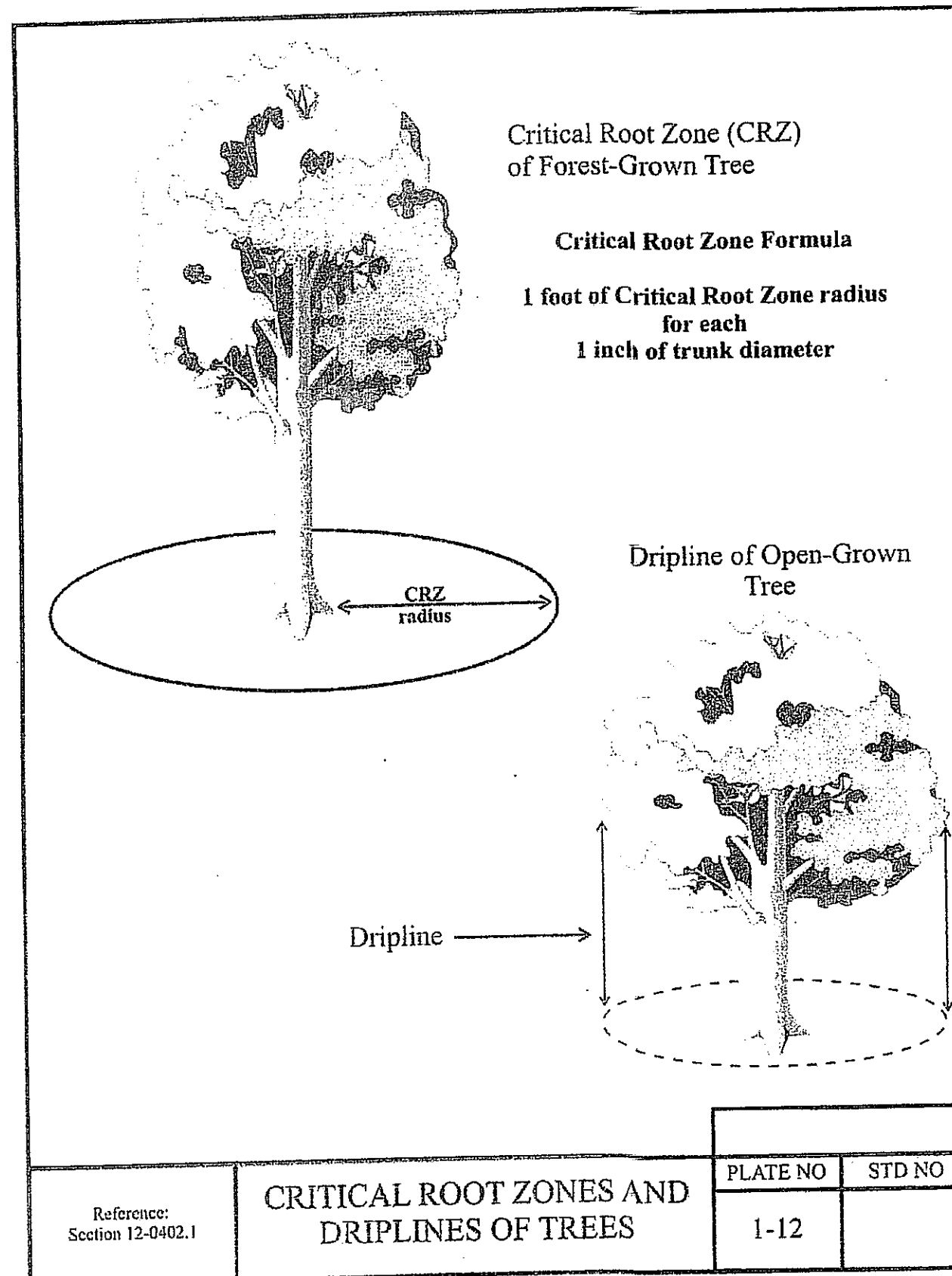
SCALE: 1"=20'  
SHEET  
7 OF 7  
FILE No.



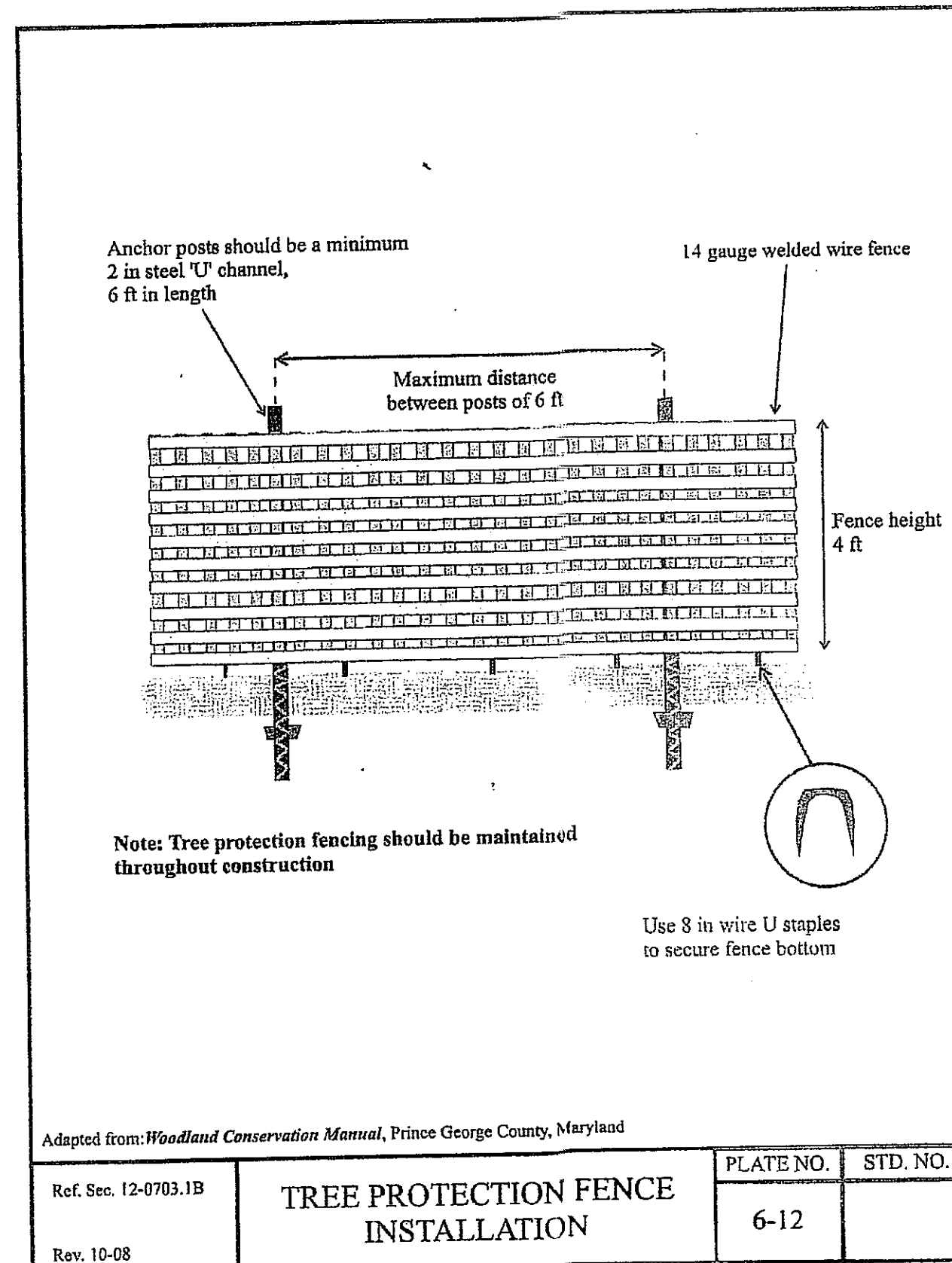
PLAN ID #	FIELD TAG #	SIZE DBH(in.)	CRZ R(L)	CONDITION %	CANOPY POSITION	CROWN DENSITY %	AVERAGE CANOPY SPREAD (ft.)	TREE CANOPY AREA (sq.ft.)	PROBLEMS/COMMENTS	ACTION TO BE TAKEN
1	-	12	-	0	-	-	-	-	Dead, Hazard, In VDOT ROW	Contact VDOT
2	-	10	10	50	Intermediate	60	15	-	Vines, Leaning, In VDOT ROW	Contact VDOT
3	-	18	-	0	-	-	-	-	Dead, Hazard, In VDOT ROW	Contact VDOT
4	-	18	18	45	Dominant	40	30	-	Vines, Leaning, In VDOT ROW	Contact VDOT
5	-	14	14	45	Intermediate	50	30	-	Vines, Die-back, In VDOT ROW	Contact VDOT
6	-	10	10	60	Dominant	50	30	-	In VDOT ROW	Contact VDOT
7	-	-	-	0	-	-	-	-	-	-
8	-	-	-	0	-	-	-	-	-	-
9	-	-	-	0	-	-	-	-	-	-
10	-	10	10	40	Dominant	50	20	-	Severe damage to root system	Remove
11	-	14	14	40	Dominant	50	40	-	Severe damage to root system	Remove
12	-	-	-	-	-	-	-	-	-	-
13	-	16	16	60	Dominant	70	50	-	Vines	Prune, remove vines
14	-	8	8	50	Intermediate	60	20	-	Vines, Branch Die-back	Prune, remove vines
15	-	12	12	50	Dominant	60	40	1200"	Vines, Branch Die-back	Prune, remove vines
16	-	16	16	60	Dominant	60	50	1800"	Branch Die-back	Prune
17	-	8	-	0	-	-	-	-	Dead, Hazard	Remove
18	-	-	-	0	-	-	-	-	-	-
19	-	18	18	50	Dominant	60	30	700"	Vines	Prune, remove vines
20	-	8	8	50	Dominant	50	20	300"	Vines, Branch Die-back	Prune, remove vines
21	-	-	-	-	-	-	-	-	-	-
22	-	14	14	50	Dominant	60	20	-	Vines	Prune, remove vines
23	-	10	10	40	Dominant	30	10	-	Vines, Lower branch die-back	Remove
24	-	12	12	60	Dominant	65	30	-	Vines	Prune, root prune, mulch
25	-	18	18	85	Dominant	70	40	-	Vines, Lower branch die-back	Prune, root prune, mulch
26	-	18	18	65	Dominant	70	40	-	Vines, Lower branch die-back	Off-site
27	-	18	18	65	Dominant	60	40	-	Vines, Lower branch die-back	Off-site
28	-	18	18	65	Dominant	65	50	-	Vines	Prune, root prune, mulch
29	-	20	20	-	-	-	-	-	-	-
30	-	-	-	-	-	-	-	-	-	-
31	-	16	16	55	Intermediate	60	40	-	Vines	Prune, root prune, mulch
32	-	12	12	40	Dominant	30	20	-	Vines, Leaning, In VDOT ROW	Contact VDOT
33	-	30	30	55	Dominant	60	40	-	Vines	Prune, root prune, mulch
34	-	30	30	65	Dominant	60	40	-	Vines	Off-site
35	-	16	16	65	Dominant	60	40	-	Vines	Off-site
36	-	18	18	65	Dominant	60	40	-	Vines	Off-site
37	-	24	24	65	Dominant	60	40	-	Vines	Off-site
38	-	18	18	65	Dominant	60	40	-	Vines	Off-site
39	-	12	12	40	Dominant	60	40	-	Vines, Hazard	Remove
40	-	16	16	40	Dominant	60	40	-	Vines, Decay, Hazard	Remove
41	-	30	30	20	Dominant	60	40	-	Vines	Remove
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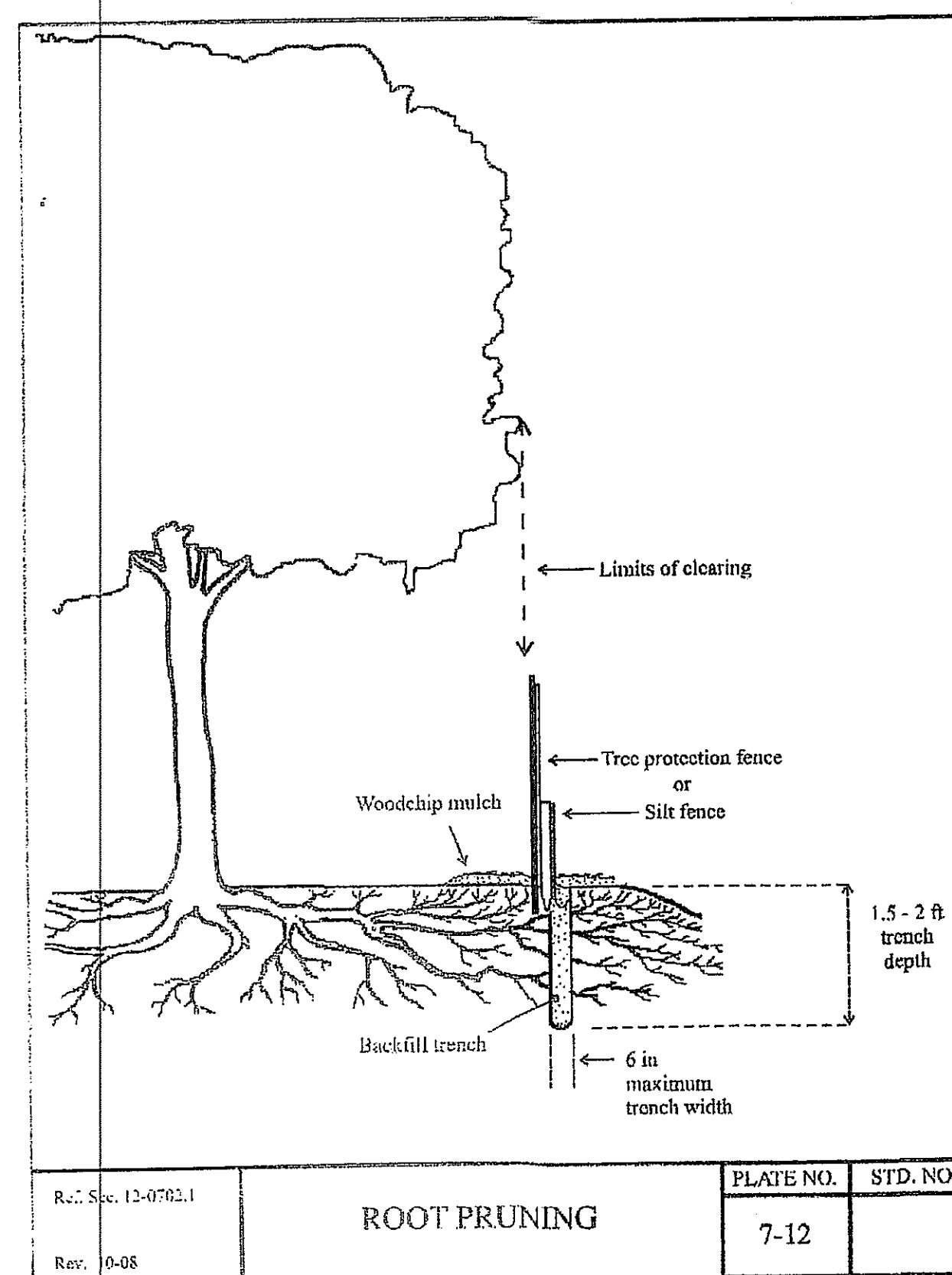
## FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



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## TREE PRESERVATION NOTES:

- THE LIMITS OF CLEARING AND GRADING SHALL BE ACCURATELY FLAGGED PRIOR TO ANY CONSTRUCTION ACTIVITY ON-SITE.
- ALL INDIVIDUAL TREES TO BE SAVED WILL BE TAGGED APPROPRIATELY WITH BRIGHTLY-COLORED SURVEYOR'S RIBBON AT A HEIGHT OF 5'-6'.
- TREE PROTECTION FENCE SHALL BE INSTALLED IN THE FIELD IN CONJUNCTION WITH THE COUNTY'S URBAN FORESTER. PROTECTION FENCE IS SUBJECT TO RELOCATION BASED UPON THE URBAN FORESTER'S REVIEW. FINAL APPROVAL BY THE URBAN FORESTER MUST BE OBTAINED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- TREE PROTECTION FENCE SHALL BE INSTALLED AT THE DRIPLINE OF THE TREES TO BE PRESERVED, OR AT THE LIMITS OF CLEARING AND GRADING, WHICHEVER IS A GREATER DISTANCE FROM THE TRUNK OF THE TREE TO BE PRESERVED. NOTE THAT THERE MAY BE TREES WHERE THE TREE PROTECTION FENCE MAY BE SLIGHTLY WITHIN THE DRIPLINE LIMITS. SEE THIS SHEET FOR DETAILS OF THE TREE PROTECTION TO BE UTILIZED.
- VEHICULAR TRAFFIC AND THE STOCKPILING OF ANY CONSTRUCTION MATERIALS, INCLUDING TOPSOIL STOCK PILES, IS PROHIBITED WITHIN THE DRIP LINE OF ANY TREES TO BE SAVED.
- ROOT PRUNING IS TO BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE ROOT ZONE OF A TREE TO BE PRESERVED. THE ENTIRE AREA OF ROOT PRUNING IS TO BE COMPLETED IN ONE OPERATION. ROOT PRUNING MACHINERY SHALL BE USED TO A DEPTH OF 18". IF A TRENCHER IS USED, THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEHYDRATION. WHENEVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH TO A DEPTH OF FOUR INCHES.
- 1-2 INCHES OF MULCH SHALL BE SPREAD AT THE LIMITS OF CLEARING AND GRADING, AND A ROOT BIO-STIMULANT SHALL BE APPLIED TO THE ROOTS SYSTEMS IN THIS AREA BY A LICENSED TREE CARE PROFESSIONAL, AND/OR CERTIFIED ARBORIST.
- MULCH AS GREAT AN AREA AS POSSIBLE AROUND TREE TO RETAIN MOISTURE, INCREASE FERTILITY OF SOIL, PROTECT ROOTS IN WINTER AND HASTEN ROOT REGENERATION.
- WATER TREES WELL DURING JUNE, JULY, AUGUST, AND SEPTEMBER.
- A PRIVATE CERTIFIED ARBORIST SHALL BE REQUIRED TO IMPLEMENT, OVERSEE, AND MONITOR SITE WORK AS IT AFFECTS TREES DURING THE LIFE OF THE PROJECT. MONITORING OF THE PRESERVED TREES SHALL BE CONDUCTED ON A WEEKLY BASIS DURING THE INITIAL PHASES OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SUBJECT TO REQUIREMENTS OF THE COUNTY'S URBAN FORESTER AS IT RELATES TO PRESERVATION MEASURES.
- TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREES BEING RETAINED. WHEN TREES TO BE REMOVED ARE IN VERY CLOSE PROXIMITY TO TREES TO BE PRESERVED, THEY SHALL BE FELLED BY HAND, WITH A CHAIN SAW.
- EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING IT AGAINST THE TRUNKS OF TREES TO BE RETAINED.
- TRENCHING SHALL BE DONE AS FAR AWAY FROM THE TRUNKS OF TREES AS POSSIBLE.
- ROOTS EXPOSED BY TRENCHING SHALL NOT BE LEFT EXPOSED TO AIR. THEY SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE OR PROTECTED AND KEPT MOISTENED WITH WET BURLAP OR PEAT MOSS UNTIL THE TRENCH CAN BE FILLED.
- THE ENDS OF DAMAGED AND CUT ROOTS SHALL BE CUT OFF SMOOTHLY.
- ALL WORK SHALL CONFORM TO THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND THE APPROVED TREE PRESERVATION PLAN.
- SEE EROSION-SILTATION CONTROL PLANS (PHASE 1 AND 2) FOR CONSTRUCTION SEQUENCING AND ADDITIONAL CONTROLS.
- FOR ALL TREES TO BE REMOVED, REMOVAL OF THE TREES SHALL BE DONE BY HAND WITH A CHAIN SAW, AND NO HEAVY MACHINERY SHALL BE LOCATED OUTSIDE OF THE LOD. TREES REMOVED WILL BE CUT TO APPROXIMATELY THE EXISTING GRADE.
- REMOVAL OF DEBRIS LOCATED OUTSIDE THE LIMITS OF DISTURBANCE (LOD), SHALL BE REMOVED IN A MANNER WHICH DOES NOT REQUIRE THE FOOT PRINT OF ANY MACHINERY USED, TO BE LOCATED OUTSIDE THE LOD. NO MACHINERY SHALL BE ALLOWED INTO TREESAVE AREAS WITHOUT PRIOR WRITTEN APPROVAL FROM THE FAIRFAX COUNTY URBAN FORESTER.
- TREES LOCATED WITHIN THE VDOT R.O.W., SHALL BE THE RESPONSIBILITY OF VDOT. VDOT SHALL BE NOTIFIED IN WRITING, BY THE HOMEOWNER, OF ANY TREES THAT ARE DEAD OR IN HAZARDOUS CONDITION, ADJACENT TO THE FRONTAGE OF THE PROPERTY.

## TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	7,000 SF (0.16 AC)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	32.1%
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (R-4)	25%
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	8.0%
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	8.9%
HAS THE TREE PRESERVATION TARGET BEEN MET?	YES

## TREE CANOPY COVER REQUIREMENTS

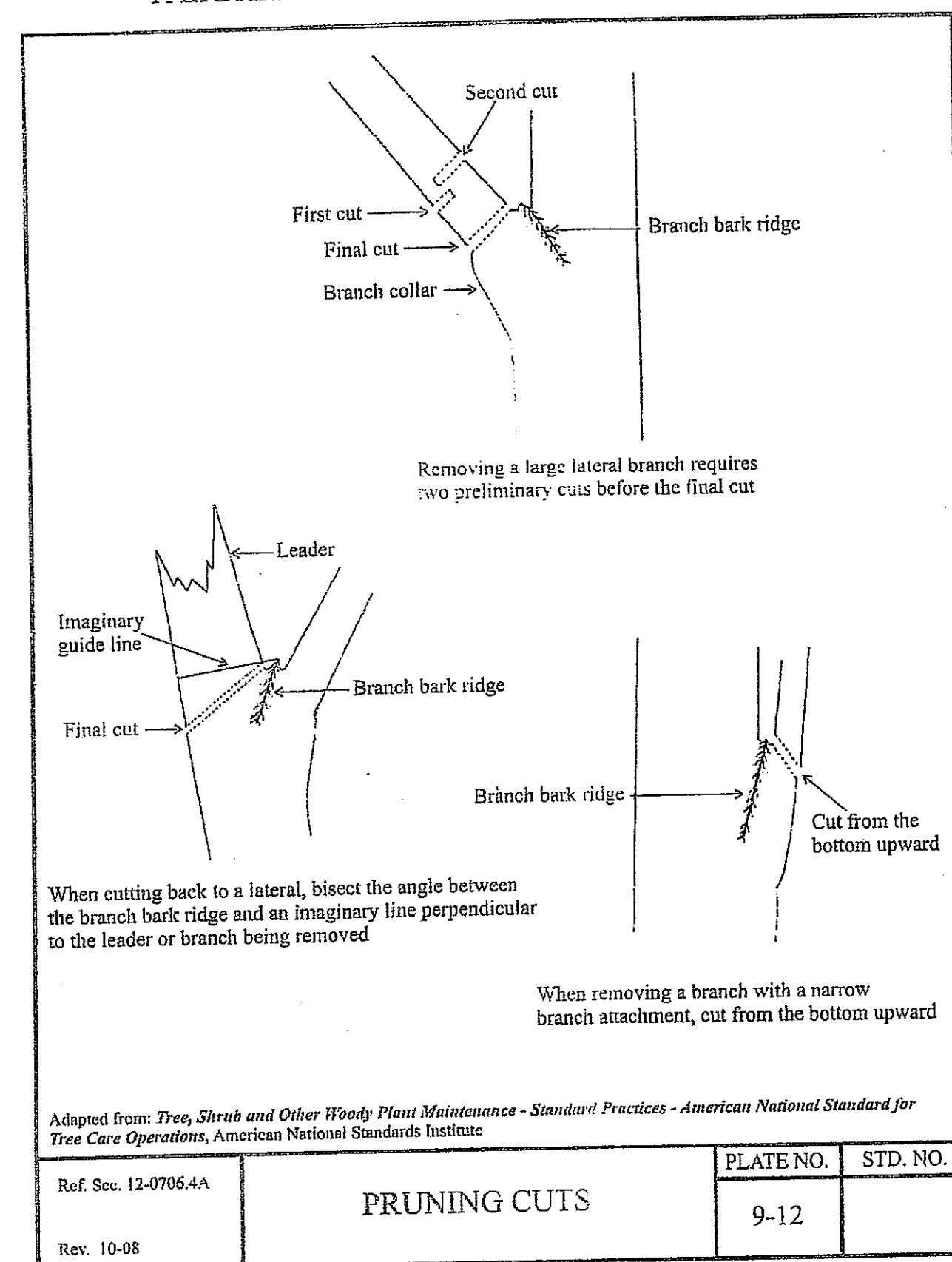
GROSS SITE AREA	21,784 SF (0.50 AC.)
ZONING	R-4
TREE CANOPY COVER REQUIRED (21,780 SF X 25%)	5,445 SF
TREE CANOPY COVER PROVIDED:	
LANDSCAPE PROVIDED	10,325 SF (47.4 %)
TREE SAVE AREA	1,950 SF ( 8.9 %)
TOTAL	12,275 SF (56.3 %)



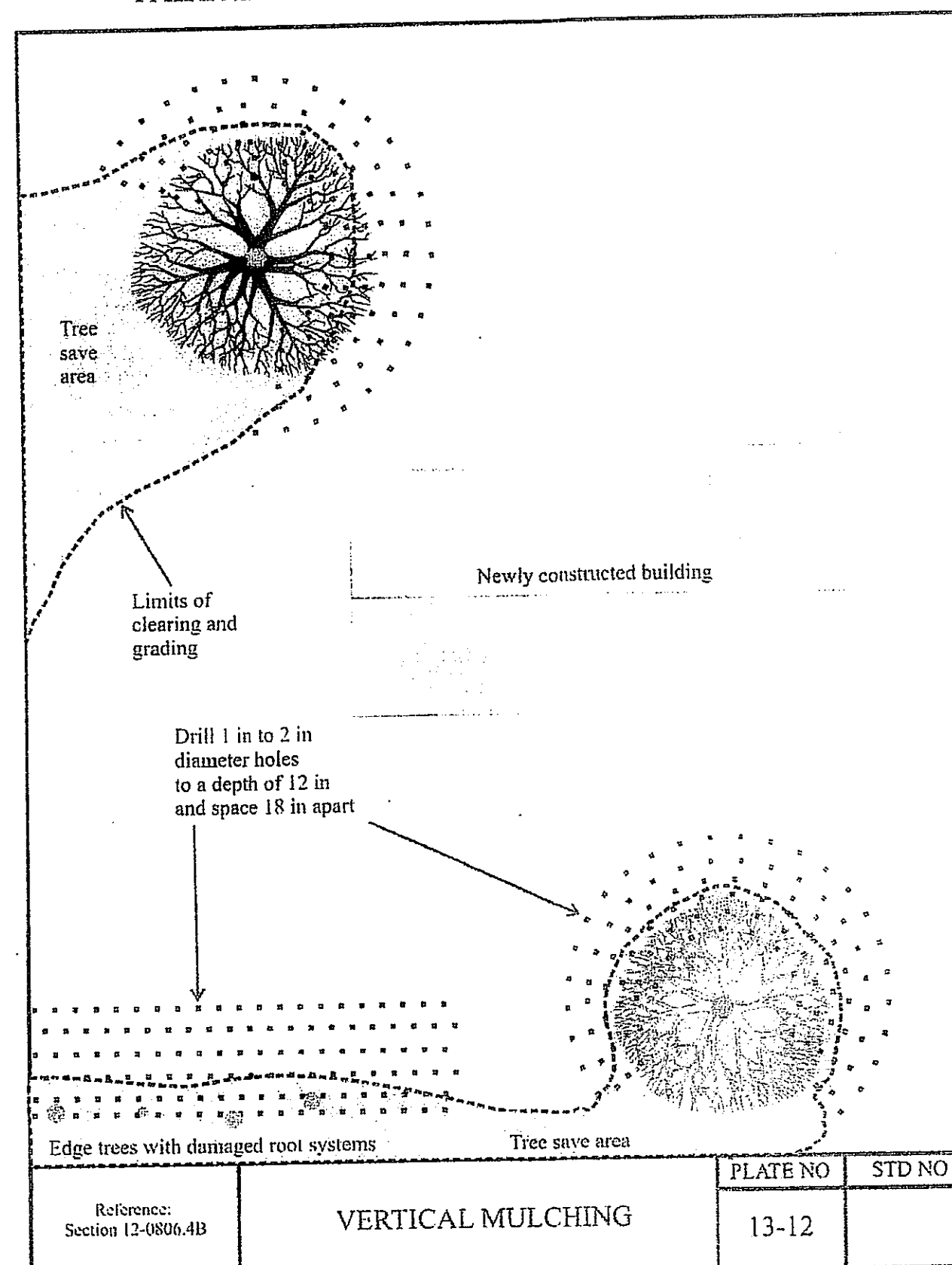
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3-16-2011

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Application No. SE-2009-MA-026 Staff W.O.D.  
APPROVED BY SP PLAN  
SEE DEV COND DATED 6/14/2011  
Date of (BOS) (BZA) approval 6/21/2011  
Sheet 10 of 11

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TREE CONSERVATION NOTES  
3404 HOCKETT STREET  
MASON DISTRICT FAIRFAX  
COUNTY, VIRGINIA

SHEET  
7.2 OF 7  
FILE NO.

DATE: 10-15-10  
SCALE: N/A  
C/N/A



